

21 May 2024 - Non-Domestic Evidence webinar Q&A

Question 1. On floor plans and elevations for a pre-BER the calculation of the transmission correction factors is "easy" by using the drawings, when the building is built can as built drawings be used to calculate the angles or do you have to take external measurements onsite?

Answer: As-built drawings can be used provided they are signed off by the Architect/Engineer/Assigned Certifier. However, what is observed on site takes precedence, so an Assessor must be confident that the drawings accurately reflect what has actually been built.

Question 2: Is this version 2.1 -BER Publication and Survey Guide-June 2023

Answer: Yes, this is referring to version 2.1

Question 3: Does SEAI have a time limit on the age of the BFRC report to be acceptable? BFRC says they have a valid period of 5 years and then have to be re-calculated.

Answer: If the BFRC report was valid at the time of the installation, then it can be used.

Question 4: On Acceptable U value reports where you have a U value report that contains u values for frames and psi values for the spacers, do you not need the backup data from where these values came from as opposed to accepting the U value report together with the glazing spec sheet?

Answer: It depends, EN 6946 allows for a calculated u-values using specific default u-values for the frames. Where non-default frames u-values are being used, then certified details should be provided.

Question 5: For the specification on the drawing detailing materials used in element construction, can they just specify on the drawing conductivity of 0.021 insulation, or they have to mention Kingspan K8 with conductivity of 0.021?

Answer: The specification must detail the exact type and thickness of insulation being installed. The thermal conductivity must be sourced from certified documentation, for insulation that is usually a DOP or Agreement certificate.

Question 6: Is T Solar , the g perpendicular value?

Answer: Yes T-solar is the solar transmittance value, g-perpendicular.

Question 7: Is Carpet included in a Km calculation?

Answer: Carpet is not part of the building structure but is similar to fixtures and fittings and so subject to change by an occupant to suit their décor. For this reason, we do not recommend its inclusion in the Km calculation.
