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**The role of a Domestic Building Energy Rating (BER) assessor**

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# Role profile

BER assessments are carried out by independent BER assessors, usually operating as Sole Traders or Company Employees. All assessors are registered with Sustainable Energy Authority of Ireland (SEAI)

The role will involve traveling to properties, carrying out a BER assessment and providing the client with a BER certificate and advisory report.

To carry out a BER assessment, a BER assessor

* surveys the dwelling, measuring and identifying wall, roof, floor and window types and identifying ventilation, lighting, heating systems and controls and renewable systems,
* take sketches and photographs of the dwelling
* uses geometry and algebra to carry out calculations for input into the calculation software,
* obtains and validates supporting documentary evidence from the property owner /design team
* inputs all information gathered into the BER calculation software
* generates the advisory report for homeowners, recommending suitable upgrades to improve the energy efficiency of their home
* publishes the BER certificate and advisory report

Key responsibilities

* Deliver a high level of service and professionalism to clients
* Advise on potential energy upgrades to a property to a B2 energy rating or better as per the BER advisory report [BER Advisory Report | Home Energy | SEAI](https://www.seai.ie/home-energy/building-energy-rating-ber/ber-advisory-report/?adlt=strict)
* Act in an independent and transparent manner at all times
* Conduct assessments independently of other suppliers or installers of energy-related products or services
* Verify the accuracy of every data point compiled and used in assessments
* Submit all required data upon completion of assessments
* Upload complete assessments directly to SEAI’s National Administration System for publication of BER certificates and advisory reports
* Issue BER certificates and advisory reports directly to the clients once they are accepted into the national BER register maintained by SEAI
* Retain records of their published BERs in accordance with the code of practice
* Participate in SEAI’s quality assurance processes

# Why become a BER assessor

The building sector is crucial for achieving the EU's energy and environmental goals. At the same time, better and more energy efficient buildings will improve the quality of citizens' life and alleviate energy poverty while bringing additional benefits, such as health and better indoor comfort levels, green jobs, to the economy and the society.

To boost energy performance of buildings, the EU has established a legislative framework that includes the Energy Performance of Buildings Directive 2010/31/EU and the Energy Efficiency Directive 2012/27/EU.

Together, the directives promote policies that will help achieve a highly energy efficient and decarbonised building stock by 2050 create a stable environment for investment decisions enable consumers and businesses to make more informed choices to save energy and money

Buildings are responsible for approximately

40% of EU energy consumption

36% of the energy-related greenhouse gas emissions

Buildings are therefore the single largest energy consumer in Europe. Heating, cooling and domestic hot water account for 80% of the energy that we, citizens, consume.

At present, about 35% of the EU's buildings are over 50 years old and almost 75% of the building stock is energy inefficient. At the same time, only about 1% of the building stock is renovated each year.

Investments in energy efficiency stimulates the economy, especially the construction industry, which generates about 9% of Europe’s GDP and directly accounts for 18 million direct jobs. SMEs in particular, benefit from a boosted renovation market, as they contribute more than 70% of the value-added in EU’s building sector.

Climate change is such a big issue that will impact so many aspects of our daily lives. As a BER assessor you will be an essential part of the Climate Action Plan 2021, which provides a detailed plan for taking decisive action to achieve a 51% reduction in overall greenhouse gas emissions by 2030 and setting us on a path to reach net-zero emissions by no later than 2050. [gov.ie - Climate Action Plan 2021 (www.gov.ie)](https://www.gov.ie/en/publication/6223e-climate-action-plan-2021/?adlt=strict)

As homeowners require ways to make their home warmer and more energy efficient through home energy upgrades, there will be an increased requirement for BER assessors to carry out an energy assessment on properties and to provide an energy improvement plan for homeowners through the BER advisory report. [BER Advisory Report | Home Energy | SEAI](https://www.seai.ie/home-energy/building-energy-rating-ber/ber-advisory-report/)

Government has committed to retrofit 500,000 homes by 2030 and a registered BER assessor will be required to complete a post-works BER assessment and publish the certificate.

There is also a requirement that a property that is offered for sale or rent has an up to date BER certificate.

The option to progress your career is also available by registering as a technical advisor with SEAI, where you will have the opportunity to develop your reputation and grow your business. Information on how to become a registered technical advisor can be found in the following link, [Technical Advisor (seai.ie)](https://www.seai.ie/register-with-seai/technical-advisor/?adlt=strict)

Advise design teams for new buildings and retrofit projects

Provide consultancy services

# Key knowledge and skills required



The knowledge and skills required include but are not limited to the following:

* Relevant construction-related background
* Ability to carry out a site survey
* Ability to accurately measure a property, including volume and surface areas
* A strong knowledge of numerical principles, especially within geometry and algebra
* Ability to carry out U-value calculations
* Knowledge of buildings regulations & Part L compliance
* Knowledge of the DEAP software and methodology
* Excellent attention to detail
* Good problem solving and analytical skills
* Excellent written and oral communication skills
* Proficient IT skills, in particular Word and Excel
* Ability to work to their own initiative and be self-motivated
* Excellent organisational skills
* Full Driving licence and means of transport

# Requirement for a BER

A BER certificate is required when a property is offered for sale or rent. [BER Sales and Rental Guidelines | Home Energy | SEAI](https://www.seai.ie/home-energy/building-energy-rating-ber/ber-advertising/?adlt=strict)

A BER certificate is also a requirement as part of the SEAI Home Energy Grants programme.

A BER certificate rates a property’s energy performance on a scale between A and G.

A-rated homes are the most energy efficient while G-rated are the least energy efficient.

An advisory report will provide a personalised roadmap for homeowners on how to upgrade their home to a target of a B2 energy rating, or better.

Further information on a BER can be found in the link below,

[BER-Homeowner-Leaftlet.pdf (seai.ie)](https://www.seai.ie/publications/BER-Homeowner-Leaftlet.pdf)

# Software used by to calculate the energy performance

The Dwelling Energy Assessment Procedure (DEAP) software is used by BER assessors to calculate the energy performance and carbon dioxide emissions of a home’s space heating, water heating, ventilation, lighting, and cooling.

DEAP consists of a software tool and guidance manuals. BER assessors use DEAP to publish BER certificate and advisory reports for homes. DEAP is also the compliance tool specified in Part L of the Irish Building Regulations.

The DEAP software is web-based and used to calculate the annual delivered energy consumption, primary energy consumption (kWh/m2/year) and carbon dioxide emissions (kgCO2/m2/y) for standardised occupancy.

Further information on the DEAP software can be found in the link below,

[DEAP Software & Methodology | Support for BER Assessors | SEAI](https://www.seai.ie/home-energy/building-energy-rating-ber/support-for-ber-assessors/software/deap/?adlt=strict)

# How to become a Domestic BER assessor

To join the register, a candidate is required to meet pre-qualification criteria.

[BER-Assessor-Registration-Checklist-Criteria-for-Registration.pdf (seai.ie)](https://www.seai.ie/register-with-seai/ber-assessor/BER-Assessor-Registration-Checklist-Criteria-for-Registration.pdf)

If the pre-qualification requirement is met, a candidate must then complete the QQI accredited Domestic BER Training Course with one of SEAI’s listed training course providers. [BER Assessor Training Course | SEAI](https://www.seai.ie/register-with-seai/ber-assessor/training-courses/)

All candidates are required to achieve a minimum grade of 70% within the training course.

Provided that the above requirements are met a candidate must complete the relevant registration process. [BER Assessor Registration Form | SEAI](https://www.seai.ie/register-with-seai/ber-assessor/registration-form/)

**Table 1: Steps to publishing a Domestic Building Energy Rating**

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| **Steps** | **Work of an assessor** |
| Client Engagement | * advise clients on the need for a BER, BER exemptions and how to check for an existing BER. * discuss any items that might impact on the quotation or services provided. * provide quotations in writing and service agreements (e.g. letter of engagement) * advise clients on how to prepare for their assessment, identifying the correct dwelling address and MPRN. * advise clients on the importance of retaining documentation in relation to their BER |
| Surveying and gathering information | * identify and record building details including construction methods, heating, ventilation and renewable systems * sketch layouts and take measurements and photos * interpret house drawings and construction specifications * review supporting documentation |
| Calculations | * carry out a variety of calculations and apply mathematical formulae to determine building dimensions and system efficiencies |
| Data entry | * ensure the data compiled, calculated and inputted into the BER software is an accurate representation of the dwelling and are in accordance with the methodology and capable of being verified in any subsequent monitoring and quality assurance processes. |
| Documentary evidence | * Obtain and retain all supporting documentary evidence in accordance with the Code of Practice and the DEAP survey Guide * Upload documentary evidence to the BER assessment file to support any non-default values |
| Advisory Report | * Provide information to the client on how to improve the BER * Generate and publish a BER advisory report and provide to the client |
| Publish the BER certificate | * Publish the Ber certificate and advisory report using the DEAP software |
| Finance | * Invoice clients for the service provided * Pay BER publication fees to SEAI by direct debit on the 20th day of the following month. * Information on fees and levies can be found in the following link - Schedule of Fees (seai.ie) |
| Quality Assurance | * Participate in SEAI’s quality assurance processes * Further information on the quality assurance system can be found in the following link - Quality-Assurance-System-and-Disciplinary-Procedure-New.pdf (seai.ie) |

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