Building Energy Rating (BER)

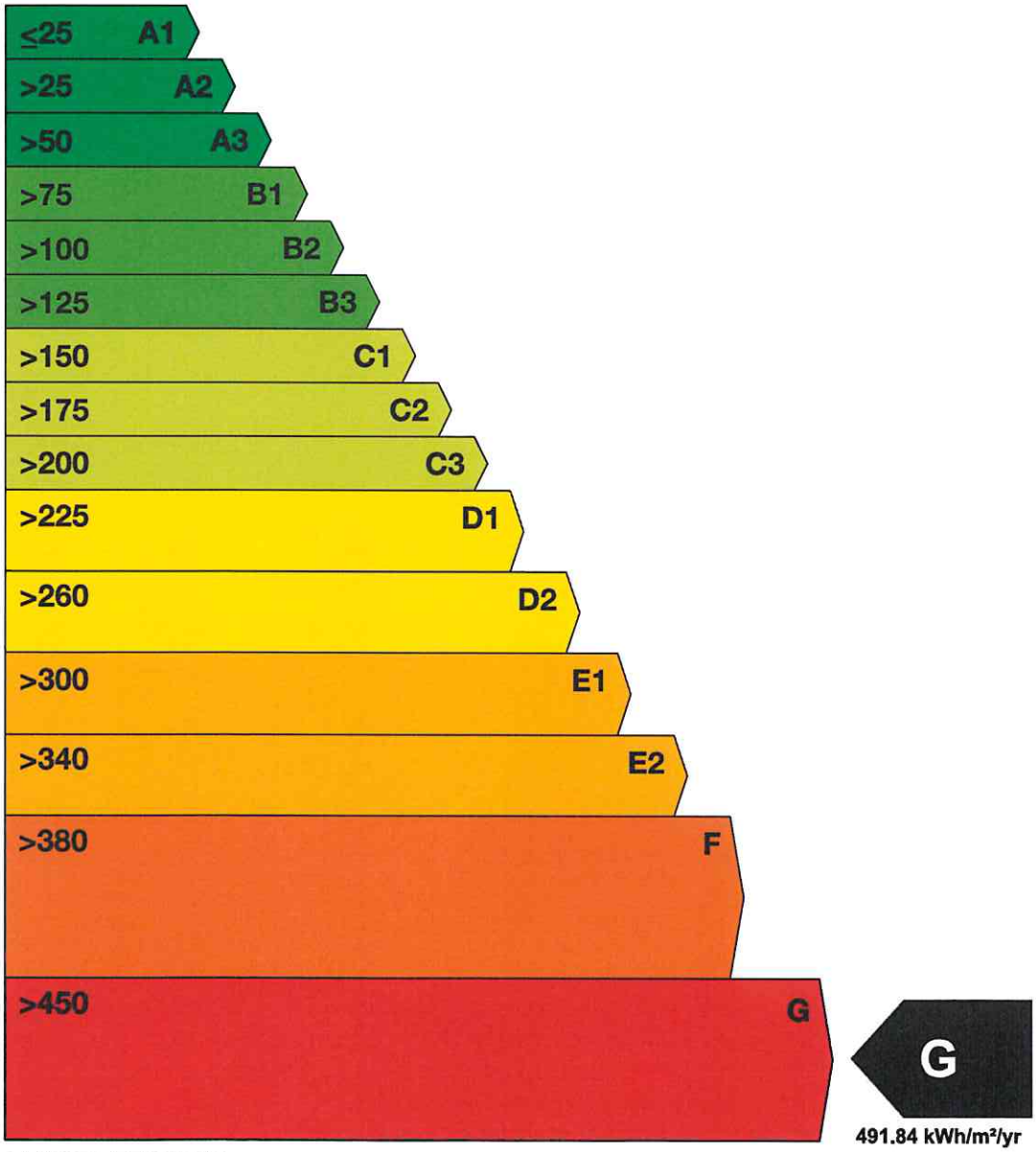
BER for the building detailed below is: **G**

Address	FERNY LODGE RATHURLES NENAGH CO. TIPPERARY
Eircode	E45HY24
BER Number	116135948
Date of Issue	19/01/2023
Valid Until	19/01/2033
Assessor Number	108461
Assessor Company No	108460

The Building Energy Rating (BER) is an indication of the energy performance of this dwelling. It covers energy use for space heating, water heating, ventilation and lighting, calculated on the basis of standard occupancy. It is expressed as primary energy use per unit floor area per year (kWh/m^2/yr).

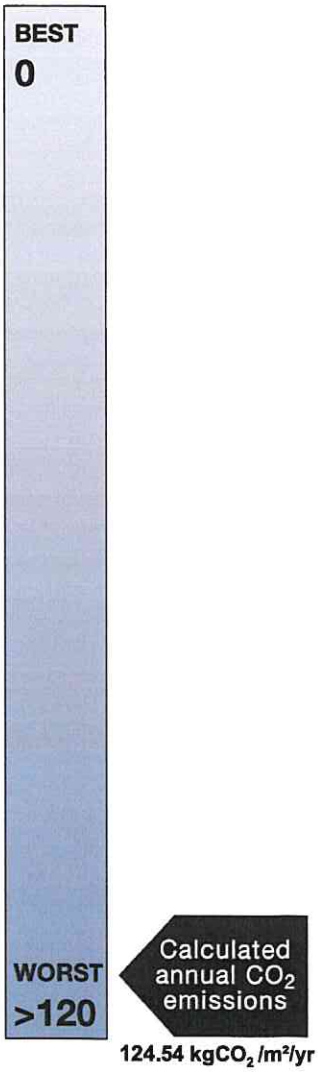
'A' rated properties are the most energy efficient and will tend to have the lowest energy bills.

Building Energy Rating
kWh/m^2/yr
MOST EFFICIENT



LEAST EFFICIENT

Carbon Dioxide (CO_2) Emissions Indicator
kgCO_2/m^2/yr



The less CO_2 produced, the less the dwelling contributes to global warming.

IMPORTANT: This BER is calculated on the basis of data provided to and by the BER Assessor, and using the version of the assessment software quoted below. A future BER assigned to this dwelling may be different, as a result of changes to the dwelling or to the assessment software.

Home Energy Upgrade Advisory Report

BER No. 116135948

Your Home's Energy Performance Potential

Potential with upgrades

Loss of heat from your home

NOW	POTENTIAL
Very Poor	Good

An upgrade package to stop losing money on your energy bill

Your BER assessor has recommended a package of upgrades that will raise your home's energy performance.

Energy Performance of your home	NOW	POTENTIAL
Roofs	Poor	Good
Walls	Very Poor	Very Good
Windows	Poor	Very Good
Floor	Fair	Very Good
Space heating[1]	N/A	No Upgrade
Water heating[1]	N/A	No Upgrade
Renewables	Very Poor	Very Good

1. *This dwelling is connected to a group heating system. The heat generator should be professionally serviced at least once per year. A clean and serviced appliance will operate more economically and will have a longer service life.*

GRANTS AVAILABLE?

subject to availability, terms and conditions

For further information visit www.seai.ie/grants or call 01 8082100

Compare your home's performance | Before and after upgrades

Your home's current **energy performance**	NOW
	G

Your home's potential **energy performance**	POTENTIAL
	B3

Benefits of upgrading your home

INCREASE your home's value

INCREASE your home's comfort

REDUCE your energy bills

SAVE

CO_2	TONNES
	10.8

= the same as planting **772 tree(s) each year**

To find out more visit **www.seai.ie**

seai SUSTAINABLE ENERGY AUTHORITY OF IRELAND

Your journey from  **to** 

Your BER assessor has recommended a package of energy upgrades that maximise the energy performance of your home. The recommendations are for guidance only and can be completed at your own discretion.
The recommendations are just one potential pathway to an improved BER and it is open to you to discuss alternative packages with your professional advisors.

Package of energy upgrades to save money, make your home more comfortable and protect the environment

Recommended Package of Energy Upgrades	Cost (Approx.)[4]	Grant Available [5]	Comfort
External doors 1.4 W/m^{2}K average U-Value [1, 2]	€	✔	★★★☆☆
Roof insulation; pitched (at ceiling) 0.16 W/m^{2}K, pitched (on slope) 0.20 W/m^{2}K, room in roof (on side) 0.20 W/m^{2}K, flat 0.22 W/m^{2}K average U-Value [1, 2]	€	✔	★★★★☆
Wall insulation 0.18 W/m^{2}K average U-Value [1, 2]	€ € €	✔	★★★★★
Windows triple glazing 0.8 W/m^{2}K average U-Value [1, 2]	€ €	✔	★★★★☆
Floor insulation 0.15 W/m^{2}K average U-Value [1, 2]	€ € €	N/A	★★★☆☆
Solar Photovoltaic (PV) electricity System 2kWp.	€ €	✔	N/A
Solar hot water heating system	€	✔	N/A
Draught seal the suspended wooden ground floor(s)	€	N/A	★★☆☆☆
Install mechanical ventilation heat recovery system [3]	€ €	N/A	★★★★☆

1. *Major Renovation is defined in the Building Regulations Part L Technical Guidance Document and means the renovation of a dwelling where more than 25 % of the surface of the dwelling envelope undergoes renovation. Where a dwelling undergoes a major renovation, the energy performance of the whole dwelling should be improved to the cost optimal level by achieving a B2 or by implementing the energy performance improvements as set out in the Building Regulations Part L Technical Guidance Document.*
2. *This energy upgrade will reduce your home's heat loss and is an important first step to improving the energy efficiency of your home.*
3. *When installing mechanical ventilation with heat recovery, ensure the airtightness is appropriate for the system being selected so that it runs efficiently.*
4. *Investment Cost Legend:*
   - *€ < 5,000*
   - *€€ 5,000 - < 15,000*
   - *€€€ 15,000 - < 30,000*
   - *€€€€ 30,000 - 50,000*
5. *A grant for this type of upgrade is available at the time of publication of this report. Grant availability is subject to eligibility criteria and should be checked to see if the works to your own home meet the eligibility criteria. Eligibility criteria are subject to change.*

GRANTS AVAILABLE?

✔

subject to availability, terms and conditions

For further information visit www.seai.ie/grants or call 01 8082100

Start your journey to upgrade your home

If you're not ready for the maximum SEAI grant, consider picking one or two energy upgrades, selecting areas with the poorest performance.

GRANT APPLICATION

To start your application today visit
www.seai.ie/grants

Simple energy upgrades - quick, cheap, easy

Draughtproofing
Draughtproofing, fitted to windows, doors and loft or attic hatches, improves airtightness and thermal comfort, reduces heat loss, improves noise insulation and reduces dust ingress.

Lighting
Correct lighting levels are essential for visual comfort, safety and for aesthetic effects. Fit efficient electric lighting and maximise the use of daylight.

Cylinder thermostat
Space heating and hot water systems should have separate and independent time and temperature controls. The cylinder thermostat controls the hot water cylinder temperature.

Cylinder insulation
Hot water cylinders without insulation or poorly insulated should be fitted with a hot water cylinder jacket. Replacement hot water cylinders should be factory insulated.

Potential impact of the **recommended energy upgrades**

Energy upgrade	Now		Potential	
	Value	Energy Efficiency	Value	Energy Efficiency
Home Heat Loss Indicator (HLI)[1]	5.077 W/(K·m^2)	Very Poor	1.602 W/(K·m^2)	Good
External doors (average U-Value[2])	3.000 W/m^{2}K	Poor	1.400 W/m^{2}K	Very Good
Floor insulation (average U-Value[2])	0.649 W/m^{2}K	Fair	0.150 W/m^{2}K	Very Good
Roof insulation (average U-Value[2])	0.816 W/m^{2}K	Poor	0.160 W/m^{2}K	Good
Wall insulation (average U-Value[2])	1.916 W/m^{2}K	Very Poor	0.180 W/m^{2}K	Very Good
Windows triple glazing (average U-Value[2])	2.805 W/m^{2}K	Poor	0.800 W/m^{2}K	Very Good
Solar Photovoltaic (PV) electricity System 2kWp.	N/A	N/A	1,718 kWh/y	N/A
Solar hot water heating system	N/A	N/A	832 kWh/y	N/A
Draught seal the suspended wooden ground floor(s)	77.66 W/K	Fair	56.01 W/K	Good
Install mechanical ventilation heat recovery system	N/A	Very Poor	85%	Very Good
Lighting	22.34 Lm/W	Poor	66.90 Lm/W	Very Good
Renewable Energy Ratio (RER)	0%	Very Poor	21%	Very Good

1. *The Home Heat Loss Indicator (HLI) is a summary of the overall performance of the home. It includes all the fabric and ventilation upgrades listed in the table*
2. *A U-value is a measure of the heat loss through the building fabric. The higher the U-value, the greater the heat loss*
3. *Primary energy efficiency is the efficiency divided by the primary energy conversion factor*
4. *Indicators are based on the average elemental U-values in the BER and where partial upgrades occur, average U-values may remain above the optimum U-value.*

Home Energy Upgrade Advisory Report

Your Home's Details

Home Address

FERNY LODGE RATHURLES NENAGH CO. TIPPERARY, E45HY24

House Details

Year of construction: 1947

Dwelling type: Semi-detached house

Total floor area: 122.25 m^2

About the Home Energy Upgrade Advisory Report

This document is a first step to assist you in engaging with a professional to determine suitable energy upgrades for your home.

It was prepared by a BER assessor using general assumptions and information from your BER assessment. The improvement in the BER has been estimated based on the assumption of certain values for energy upgrades and is provided as an indicator only.

This document is for information only and does not constitute professional or legal advice. The homeowner waives and releases any and all claims against SEAI and/or the BER assessor arising from the contents of this advisory report.

Use this document to:

Better understand how your home performs and how to make it more comfortable and affordable to run.

Provide information on home energy upgrades to discuss further with a professional or contractor.

Identify small simple steps you can take to improve the comfort of your home, if grant supported works aren't suitable for you right now.

Start the grant application process with SEAI, who may have substantial support available.

Recommended Energy Upgrades

The recommendations contained within your advisory report have been generated based on the data inputs contained within your BER assessment. SEAI recommends you seek professional advice and use suitably qualified installers to assess the suitability of the recommendations for your own particular home.

SEAI and the BER assessor accept no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or fitness-for-purpose of the information contained herein and do not accept any liability whatsoever arising from the contents hereof.

Further information on upgrading your home is available in **S.R. 54:2014 Code of Practice for the Energy Efficient Retrofit of Dwellings**, available from www.nsai.ie.

Building Regulations

The aim of the building regulations is to provide for the safety and welfare of people in and about buildings. Where applicable, works should be completed in accordance with the relevant Building Regulations. The primary responsibility for compliance with the requirements of the Building Regulations rests with the designers, builders and owners of buildings. Technical Guidance Documents for the Building Regulations and other supporting documents are available from the Department of Housing, Local Government and Heritage website at www.housing.gov.ie.

Costs

The investment cost indicators are guidelines only. Actual costs will vary depending on house size, specification and market conditions. Cost indicators may be calculated based on a partial upgrade if some sections of the building element are already adequately insulated.

Please consider the environment before printing this document.

BER Privacy Notice: www.seai.ie/publications/BER-Privacy-Notice.pdf

Ventilation

Care should always be taken to ensure sufficient levels of ventilation in each room. Signs of inadequate ventilation are persistent condensation and mould growth and should be addressed in the first instance. It is important not to permanently close or cover over air vents as they are required to provide ventilation. Further guidance on ventilation provision when carrying out retrofit works is available in Section 10 Ventilation of S.R. 54:2014 Code of Practice for the Energy Efficient Retrofit of Dwellings.

Radon

Radon gas at high concentration causes lung cancer and is estimated to be responsible for 300 cases per annum in Ireland. Retrofitting provides an opportunity to test for, and remediate for, radon, where indicated. A radon test is low cost and non-disruptive. The only way to know if a home has a radon issue is to test. Further information on radon, including testing, is available on the EPA website www.epa.ie.

Heat producing Appliances

It is important to ensure that there is an adequate air supply to all heat producing appliances e.g. any fixed appliance (including a cooker or an open fire) which is designed to burn solid fuel, oil, bio-fuel or gas and to provide permanent ventilation for all non-room sealed combustion appliances. Useful health and safety information can be found on the Carbon Monoxide safety website: www.carbonmonoxide.ie. Further guidance on air supply for heat producing appliances is available in Section 7 and Section 10 Ventilation of S.R. 54:2014 Code of Practice for the Energy Efficient Retrofit of Dwellings.

Evidence for BER

Documentary evidence of energy upgrades is required for your BER and should be retained and provided to your BER assessor to ensure the energy performance uplift is captured in your BER. Your BER Assessor can advise you on documentary evidence requirements. Further information is available on https://www.seai.ie/home-energy/building-energy-rating-ber/.