Building Energy Rating (BER)

ADVISORY REPORT

Energy use in our homes is responsible for more than a quarter of Ireland's total CO_2 emissions. Reducing energy use will save you money and is good for the environment. This report provides advice on improving your Building Energy Rating, reducing your energy usage and costs, while improving the comfort and condition of your home.

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About this Advisory Report

Energy use in our homes is responsible for almost a quarter of Ireland's total CO_2 emissions. Reducing energy use will save you money and is good for the environment. This report provides advice on improving your BER, reducing your energy usage and costs, while improving the comfort of your home. The improvement measures recommended in this report are not mandatory and can be completed at your own discretion. Some improvements may require the use of suitably qualified installers or professional advice. All works should be completed to the relevant health and safety standards. Where applicable, works should be completed to the relevant Building Regulations.

In this report an associated cost and impact are provided for the recommendations specific to your home. Costs and impacts are divided into categories and these are defined as follows:

Low Cost are improvements that are expected to cost less than 100 euro to complete.
Medium Cost are improvements that are expected to cost 100 euro to 1,000 euro to complete.
High Cost are improvements that are expected to cost more than 1,000 euro to complete.

The above costs are guidelines only and actual costs will vary depending on house size, work specification and market conditions.

Low Impact are measures that will make a small improvement in energy efficiency.
Medium Impact are measures that will make a medium improvement in energy efficiency.
High Impact are measures that will make a large improvement in energy efficiency.

Implementing any improvement measure will reduce your energy consumption. When implementing improvements it is sensible to prioritise those with a low cost and a high

impact first. The money saved by reducing energy usage can help to pay for the improvement measures. Moreover apart from increasing the comfort and costs the measures could increase the value of your home and reduce its environmental impact.

Chimneys
This dwelling has one or more chimneys.
The chimney(s) in this dwelling increase heat loss by allowing heated air to escape. When making improvements it is important for safety reasons to ensure that proper ventilation is provided in rooms with combustion appliances. There are 3 upgrade options available to you to reduce the heat loss through the chimney(s):
(a) Installing a closed-in stove will reduce heat losses, and will also be approximately twice as efficient as an open fire, giving the same heat for half as much fuel.
Cost: High **Impact:** Medium

Fan & Vents
This dwelling has one or more fans/vents.
The fans and vents in this dwelling increase heat loss by allowing heated air to escape but can be important in ensuring adequate ventilation.
If there is no cover on the inside of the vents, installing controllable vent covers will allow you to control the air flow through the vents, and so can help reduce heat loss. It is important not to permanently close or cover over air vents as they are required to provide ventilation for the removal of moisture, pollutants and operation of combustion appliances. It is important for safety reasons to have proper ventilation in any room which contains combustion appliances. For further details please refer to publication 'A Detailed Guide to Insulating Your Home' available on www.seai.ie.
Cost: Low **Impact:** Low

Suspended Wooden Floor
This dwelling has a solid floor.
No specific action is advised.

Draught Stripping
This dwelling has less than 100% draught stripping.
Fitting draught sealing around external windows, doors, attic hatches, pipes, wires, etc. which are not draught sealed will reduce unwanted ventilation which causes heat loss and draughts in the dwelling. Letter boxes can be fitted with a letter box cover to reduce draughts. Avoid eliminating any required ventilation which may be obstructed inadvertently through excessive draught proofing. It is important for safety reasons to have proper ventilation in any room which contains combustion appliances. Proper ventilation in homes is required for the removal of pollutants and the health of occupants. Before draught-sealing, check for signs of inadequate ventilation such as persistent condensation and mould growth. If such problems exist, they should be addressed first, since draught-sealing may make the problem worse. For further details please refer to publication "A Detailed Guide to Insulating Your Home" available on www.seai.ie
Cost: Low **Impact:** Low

Ventilation System
This dwelling has natural ventilation.
No specific action is advised.

Building Elements

Floors
Part of the floor area in this dwelling has a U-Value of less than 0.6 and greater than 0.25.
The insulation in this floor can be improved.
Cost: High **Impact:** Low

Roofs
Part of the pitched roof insulated on the ceiling in this dwelling has a U-Value of less than 0.4 and greater than 0.16.
The insulation in this roof can be improved.
Cost: Medium **Impact:** Low

Walls
Part of the wall area in this dwelling has a U-Value of less than 0.6 and greater than 0.27.
The insulation in this wall can be improved.
Cost: High **Impact:** Low

Windows
Some of the windows in this dwelling with a U-Value of less than 4 and greater than or equal to 2.7.
The heat loss through these windows can be significantly reduced.
Cost: High **Impact:** Medium

Doors
Part of the door area in this dwelling has a U-Value of less than 4 and greater than or equal to 2.7.
The heat loss through this door area can be significantly reduced.
Cost: Medium **Impact:** Low

Hot Water Cylinder Insulation
The hot water cylinder has factory fitted insulation.
No specific action is advised.

Lighting
General Operational Advice on Lighting
Compact Fluorescent Lamps (CFLs) use 20% of the energy used by typical incandescent bulbs to give the same amount of light. A 22 Watt CFL has the same light output as a 100 Watt incandescent. LED (Light-emitting diode) lights use less than 10% of the energy required for corresponding tungsten lights. Low energy lighting will give highest savings in rooms that are most often used.

Lighting - Low Energy Bulbs

The low energy lighting in this dwelling is less than 50%.

Replacement of traditional light bulbs (tungsten or incandescent) with energy saving bulbs (CFL or LED) can reduce lighting costs significantly. They also last considerably longer than ordinary light bulbs thereby saving on replacement costs. Consider replacing traditional light bulbs with energy saving bulbs.

Cost: Low **Impact:** Medium

Efficiency of Main Heating System (Gas or Oil)

This dwelling has an oil/gas main heating system. The efficiency of the boiler is greater than 80% but less than 86%.

If your boiler is over 15 years old and/or has an efficiency of less than 86% you should consider upgrading it to a condensing boiler. A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this dwelling. Boilers with an efficiency of over 90% are available on the market. While boiler upgrades can be undertaken at your own discretion, please note that, in the case of replacement boilers, it is a mandatory requirement under current Building Regulations that a replacement boiler has a minimum efficiency of 86%. When an old boiler is due for repair or replacement it is usually more cost effective to replace it with a condensing boiler. Condensing boilers need a drain for the condensate which may limit where they can be located. This can be borne in mind if you are considering remodelling the room containing the existing boiler even if the existing boiler is to be retained for the time being. Renewable or Low Carbon heat sources should also be considered as replacements for oil or gas boilers. Two such alternatives are biomass boilers and heat pumps. A biomass boiler burns renewable fuel such as wood pellets and therefore is much less damaging to the environment. Heat pumps transfer the heat stored in the ground or outside air into the home for heating or hot water. Biomass boilers usually require more fuel storage space than gas/oil boilers. Heat pumps could also be used to improve energy consumption levels but are not as easily retrofitted, particularly when the dwelling does not have underfloor heating.

Cost: High **Impact:** High