

Benefits of a high BER rating:

- Improve the value of your property
- Environmentally friendly by reducing CO2 emissions
- Savings on energy and fuel bills
- Increased comfort levels
- BER can be done off construction plans which will avoid expensive alterations at a later stage

What are the BER implementation dates in Ireland?

The requirement to provide a BER is being introduced on a phased basis as follows:

New dwellings:

- Dwellings which planning permission applied for on or after 1st January 2007 will require BER certification
- Transitional BER exemptions for dwellings which planning applied for on or before 31st December 2006. These buildings will have to be substantially completed on or before 30th June 2008

New Non-Domestic Buildings:

- The regulations apply to new non domestic buildings for which planning permission is applied for on or after 1st July 2008
- Transitional BER exemptions will apply to new non-domestic buildings for which planning permission is applied on or before 30th June 2008 provided the new non-domestic buildings involved are substantially completed by 30th June 2010

Existing Buildings:

- (Dwellings and other buildings) when offered for sale or rental on or after 1st January 2009 will require a BER certification

What are the legal implications for non compliance?

There is a maximum fine of up to €5,000 for not obtaining a BER certificate when required by law. Failure to secure a BER certificate at the proper time could hinder or delay the legal completion of a sale or letting or a future disposal of the relevant property.

For a quotation that is competitively priced and a quick turnaround, contact:

Energy Rating Plus

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RATINGS**

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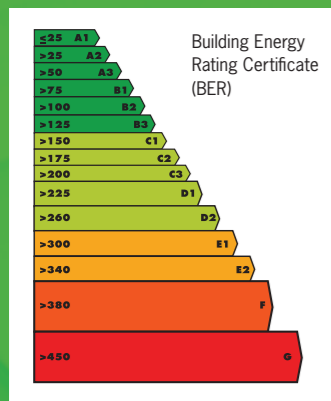
 **energy rating plus**

What is Building Energy Rating?

Building Energy Rating (BER) is standard calculation of the energy performance of a building. This is produced by qualified assessors using Sustainable Energy Ireland (SEI) approved software. This may include surveys of buildings if required by SEI. It is rather like the mpg or l/km rating of a motor vehicle or very similar to the A to G rating for household appliances.

Energy Ratings range from A1 - G, an "A" rated property will be the most energy efficient and will tend to have the lowest energy bills.

A Building Energy Rating (BER) certificate, which is effectively an energy label, will be required at the point of sale or rental of a building, or on completion of a new building under the Energy Performance of Buildings Directive (EPBD) which is a new legislation in Ireland.



What is the Energy Performance of Buildings Directive (EPBD)?

This new Government directive came into force in Ireland in 2007 to aid our compliance with the Kyoto agreement and the EU legislation. Of particular relevance to us are the regulations to improve the energy performance of buildings. They aim to reduce the use of fossil fuels and increase the retention of heat provided to the occupier in turn reducing the release of greenhouse gasses. It will be necessary to measure the energy efficiency for all buildings so that the energy efficiency can be promoted and monitored.

What does this mean for property - home owners/ developers/estate agents/legal professionals and landlords?

Every property will need a Building Energy Rating (BER) certificate if it is for sale, rental or owner occupied.

This will make it easier for prospective buyers, tenants and owner occupiers to evaluate how energy efficient the property will be.

A BER certificate must be procured by the person commissioning a dwelling for their own use, prior to taking up occupation of the dwelling.

About Energy Rating Plus:

Energy rating plus is an independent Sustainable Energy Ireland (SEI) registered Building Energy Rating (BER) company. We promote energy awareness and conservation through Building Energy Rating (BER) assessment and certification as required by law.

We are customer focused by independently assisting you in reducing energy costs. We save you money and also protect the environment by reducing carbon emissions through BER assessment and certification. We also provide energy advisory reports. As a result your property will command a higher future value upon receiving an excellent Building Energy Rating.

Why choose Energy Rating Plus?

- Qualified Building Energy Rating (BER) assessors
- Sustainable Energy Ireland (SEI) registered
- 100% independent
- Fast efficient nationwide service
- Competitively priced
- Prices and project time-lines agreed in advance
- Qualified in Health and Safety awareness
- Quality Assurance procedures in place to ensure 100% customer satisfaction

Our Services:

We will work with you to achieve compliance on Building Energy Rating through the following steps:

Implementation:

Energy Performance of Buildings Directive – EPBD

Calculation:

Dwelling Energy Assessment Procedure software – DEAP
We calculate the energy performance of your building through its: Dimensions, Water Heating, Lighting & Space Heating and Building Elements (e.g. floors, walls, roofs, windows etc.) as provided by construction plans and design specification.

Assessment:

Building Energy Rating assessment – BER

Certification:

Preparation and issue of BER certificate.

A 'Provisional BER Certificate' must be produced by the vendor to potential buyers or tenants, when the new dwelling is offered for sale "off plans". This certificate is based upon the pre-construction plans. When the relevant new dwelling is completed, the vendor is obligated to arrange for a new BER certificate to be supplied to the purchaser, based on the plans of the dwelling as constructed (to take account of any design changes during construction).

Registration:

Property registration on SEI national database.

Advisory:

Provision of Energy Advisory Reports, giving you no cost and low cost options of saving energy and improving your BER.

Air Tightness Testing:

This measures the flow of air within your home by using blower door test equipment. The aim is to identify areas of your home that are experiencing heat loss through gaps and cracks in the fabric of the building. These areas of heat loss are increasing your energy consumption subsequently costing you a lot more money.

Thermal Imaging:

Thermal imaging is used to identify patterns of heat loss from your home that is invisible to the naked eye; it is conducted using a high tech infrared camera.

How do I get my Building Energy Rating (BER) Certificate?

- Contact Energy Rating Plus, SEI registered BER Assessors
- Provide your construction plans and design specification
- Energy Rating Plus will complete your BER assessment and rating and issue your certificate

