

BUILDING ENERGY RATING (BER)

WILLIS CAN PROVIDE BER ASSESSMENT SERVICES AS REQUIRED BY THE EUROPEAN COMMUNITIES (ENERGY PERFORMANCE OF BUILDINGS) REGULATIONS 2006.

A BER CERTIFICATE IS COMPULSORY FOR ALL EXISTING BUILDINGS (BOTH DWELLINGS AND OTHER BUILDINGS) WHEN OFFERED FOR SALE OR LETTING ON OR AFTER 1ST JANUARY 2009

Who should carry out BER Assessments?

Only trained BER Assessors registered with Sustainable Energy Ireland (SEI) are permitted to carry out assessments. All registered assessors must adhere to the BER Assessors Code of Conduct.

How long is a BER Certificate valid for?

A BER is valid for up to 10 years provided that there is no material change to the dwelling that could affect its energy performance. Provisional BERs (based on design drawings and specifications) can be issued for new homes sold off the plans. The maximum term of validity for a provisional BER is 2 years.

How is a BER calculated?

A BER is based on the characteristics of major components of the dwelling (wall, roof and floor dimensions, window and door sizes and orientations) as well as the construction type and levels of insulation, ventilation and air tightness features, the systems for heat supply (including renewable energy), distribution and control, and the type of lighting. It covers annual energy use for space heating, water heating, ventilation, lighting and associated pumps and fans, calculated on the basis of a notional standard family with a standard pattern of occupancy.

The energy performance is expressed as:

- (a) primary energy use per unit floor area per year (kWh/m²/yr) represented on an A to G scale (see BER certificate); and
- (b) associated Carbon Dioxide (CO₂) emissions in kgCO₂/m²/yr

How does a BER relate to actual energy usage?

A BER is only an indication of the energy performance of a house. Actual energy usage will depend on how the occupants operate the house. It is similar to the concept of a fuel economy (miles per gallon or litres per 100 km) rating for a car.

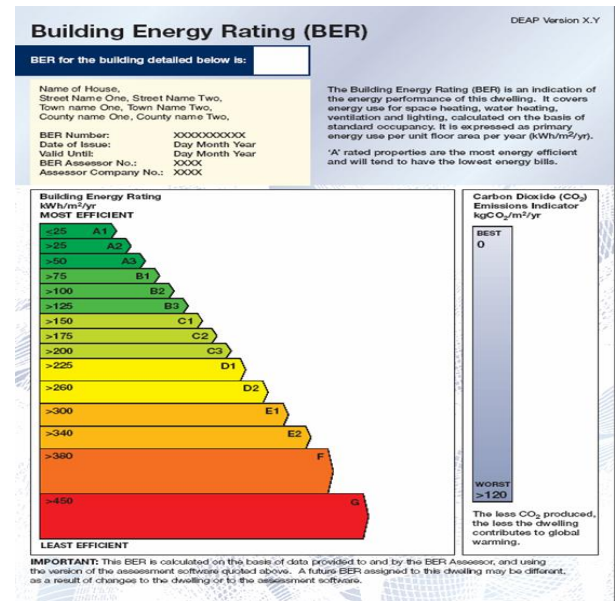
A BER does not cover electricity used for purposes other than heating, lighting, pumps and fans, i.e. does not include for cooking, refrigeration, laundry etc.

Are there any exemptions?

Yes. There are exemptions for certain categories of buildings, e.g. protected structures and certain temporary buildings.

What are the consequences of non-compliance?

Non compliance with the European Communities (Energy Performance of Buildings) Regulations can result in fines of up to €5,000.



Willis Risk Management (Ire) Limited can provide trained assessors to carry out an assessment of your building (domestic and non-domestic).

For further information, please contact Michael Gleeson at the contact details below:

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Willis