

A Guide to Building Energy Ratings for Homeowners



Are you considering a home energy upgrade?

Deciding what improvements you should make can be daunting. Your first step should be to get a Building Energy Rating (BER). This shows you the energy performance of your home. It also comes with an advisory report that recommends works to improve your home's energy rating.

A better BER will improve the comfort of your home, reduce your energy bills and reduce your carbon emissions. It will also increase the resale value of your home.



Building Energy Rating

A BER certificate shows you the energy performance of your home based on typical occupancy. It is a good indicator of how much you will spend on energy and how much carbon you will produce to heat your home to a comfortable level.

The rating goes from A-G. A-rated homes are the most energy efficient, comfortable and typically have the lowest energy bills. G-rated homes are the least energy efficient and require a lot of energy to heat the home.

You can also use a BER cert to compare the energy performance of different properties you might be considering buying or renting.

Your BER certificate explained

Each home has a unique BER number

The registration number for the assessor and the company who carried out the assessment

BER Rating A-G
A1 = Most Efficient
G = Least Efficient

CO₂ emissions for your home.

Building Energy Rating (BER)

BER for the building detailed below is: **C2**

Address Street Name One, Street Name Two,
Town Name One, Town Name Two,
County Name One, County Name Two.

BER Number XXXXXXXXX

Date of Issue Day Month Year

Valid Until Day Month Year

BER Assessor Number XXXXXXX

Assessor Company No XXXXXXX

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/m²/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	
<25	A1
>25	A2
>50	A3
>75	B1
>100	B2
>125	B3
>150	C1
>175	C2
>200	C3
>225	D1
>260	D2
>300	D2
>340	E1
>340	E2
>380	F
>450	G
LEAST EFFICIENT	

C2
198.89 kWh/m²/yr

Carbon Dioxide (CO₂) Emissions Indicator
kgCO₂/m²/yr

BEST
0

Calculated annual CO₂ emissions
37.76 kgCO₂/m²/yr

WORST
>120

The less CO₂ produced, the less the dwelling contributes to global warming.

IMPORTANT: This BER is calculated on the basis of data provided to and by this 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.

DEAP Version: X.XX



Who needs a BER certificate?

By law, all new houses and houses for sale or rent must have a BER rating. The onus is on the property owner to have this carried out. BER details must be included on advertisements for the home. Having a higher BER rated home will increase your property value.

If you are considering a home energy upgrade SEAI recommends starting with a Building Energy Rating (BER) assessment.

This will tell you where your home currently lies on the A-G scale (A being most efficient). It will also identify what your priority upgrades should be.



Getting a BER Assessment

BER assessments are carried out on your home by SEAI registered BER assessors. There is a list of assessors available on www.seai.ie



How is a BER calculated?

A BER is calculated based on the amount of energy your home requires for space heating, space cooling, ventilation, water heating and lighting. A BER does not include electricity used for other purposes such as the running of appliances like cookers, fridges and washing machines within your home.



How long does a BER Cert last?

A BER cert is valid for up to 10 years, unless you make structural changes to the home or you make changes to your heating system. For new homes being sold off plans you can also get a provisional BER which is valid for 2 years and is based on the design of the home. Once the home is built the provisional BER must be replaced with a final BER.

Advisory Report

An advisory report is provided alongside your BER certificate.

It gives you a personalised energy improvement plan to bring your home up to a B2 rating or better. It will help you understand the most impactful changes you can make to upgrade your home and help you plan your home energy upgrades.

Home Energy Upgrade Advisory Report

BER No. _____

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	Good
Windows	Very Poor	Good
Floor	Poor	No Upgrade
Space Heating	Very Poor	Very Good
Water Heating	Very Poor	Very Good
Renewables	Very Poor	Very Good

GRANTS AVAILABLE?

For further information visit
www.seai.ie/grants
 or call
01 808 2100

Subject to availability, terms and conditions

Compare your home's performance | Before and after upgrades

Your home's current energy performance	NOW E1	Your home's potential energy performance	POTENTIAL B2
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Benefits of upgrading your home

INCREASE your home's value

INCREASE your home's comfort

REDUCE your home's bills

SAVE

CO₂ 5.2

TONNES
= the same as planting 369 tree(s) each year

To find out more visit www.seai.ie

SUSTAINABLE ENERGY AUTHORITY OF IRELAND

How to upgrade the energy efficiency of your home?

- 1 For most homes, improving your insulation should be your priority – it ensures you keep all your valuable heat in your home. By properly insulating the attic and walls of your home, you might save up to €600 per year on your heating bills.
- 2 Improve your heating system - we recommend replacing old, inefficient boilers with a heat pump which uses renewable energy, but only when your home is adequately insulated.
- 3 Install rooftop solar panels to heat hot water or to generate electricity.

It is important that you retain any details and documentation of works done to your home, such as certifications, receipts, invoices or specification documents. This information is important for ensuring you receive the most accurate BER for your home.

It is up to you to decide which upgrades to undertake to achieve your desired BER rating. The price of the upgrade works will depend on a number of factors, including how efficient your home is currently.

Grants for insulation, home heating and solar energy

You may be eligible for a grant to insulate your home, upgrade your heating system or install solar energy systems for electricity or hot water. Typically, the grant covers about one third of the cost of works. Check out www.seai.ie for full details.



Rialtas na hÉireann
Government of Ireland

Sustainable Energy Authority of Ireland

t 01 808 2054 e info@ber.seai.ie w www.seai.ie/ber



For more information, please visit: www.seai.ie/ber