Building Energy Rating

Building Energy Rating Assessments

Building Energy Rating (BER) Assessments, under the Energy Performance of Buildings Directive, are required for all residential properties sold or rented in Ireland from the 1st January 09.Â F. Bradley & Co. are among the first professional practices in the West of Ireland to successfully complete the accredited training scheme for BER assessors. Our extensive experience in the construction and property industries, our in-depth knowledge of methods and materials of construction and our associations with the industries most reputable professional organizations have enabled us to become a local leader in BER Assessments. We come highly recommended by financial institutions, estate agents and legal professionals throughout the West of Ireland due to our experience and reputation in providing Building Energy Rating Assessments.

A BER is similar to the energy label for a household electrical appliance like your fridge. The label has a scale of A-G. A-rated homes are the most energy efficient and G the least efficient.

From the 1st of January 2009 a BER certificate will be compulsory for all homes being sold or rented.
BERs will be carried out by specially trained BER assessors, registered by Sustainable Energy Ireland (SEI).

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: The regulations apply to new dwellings for which planning permission was applied for on or after 1st January 2007. Transitional BER exemptions will apply to new dwellings for which planning permission is applied on or before 31st December 2006, where the new dwellings involved are substantially completed on or before 30th June 2008.

New Non-Domestic Buildings: The regulations apply to new non-domestic buildings for which planning permission was 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 letting on or after 1st January 2009.

Large Public Service Buildings: A public body shall, in relation to a large building occupied by it on or after 1 January 2009, secure and display a BER certificate in a prominent place clearly visible to the public.

How Long will a BER Remain Valid?

A BER for a building will be valid for 10 years from the date of its being issued, unless there is a material change in the building in the meantime which could affect its energy performance â€“ for example an extension to the building, a significant change to the building fabric or a change in the heating system or fuel used.

Therefore if a property which has received a BER is placed on the market within 10 years of that BER being issued, and the property has experienced no relevant alteration in the meantime, then that same BER may be used by the building owner for the purposes of meeting their obligations under the Regulations.