Building Energy Rating (BER)

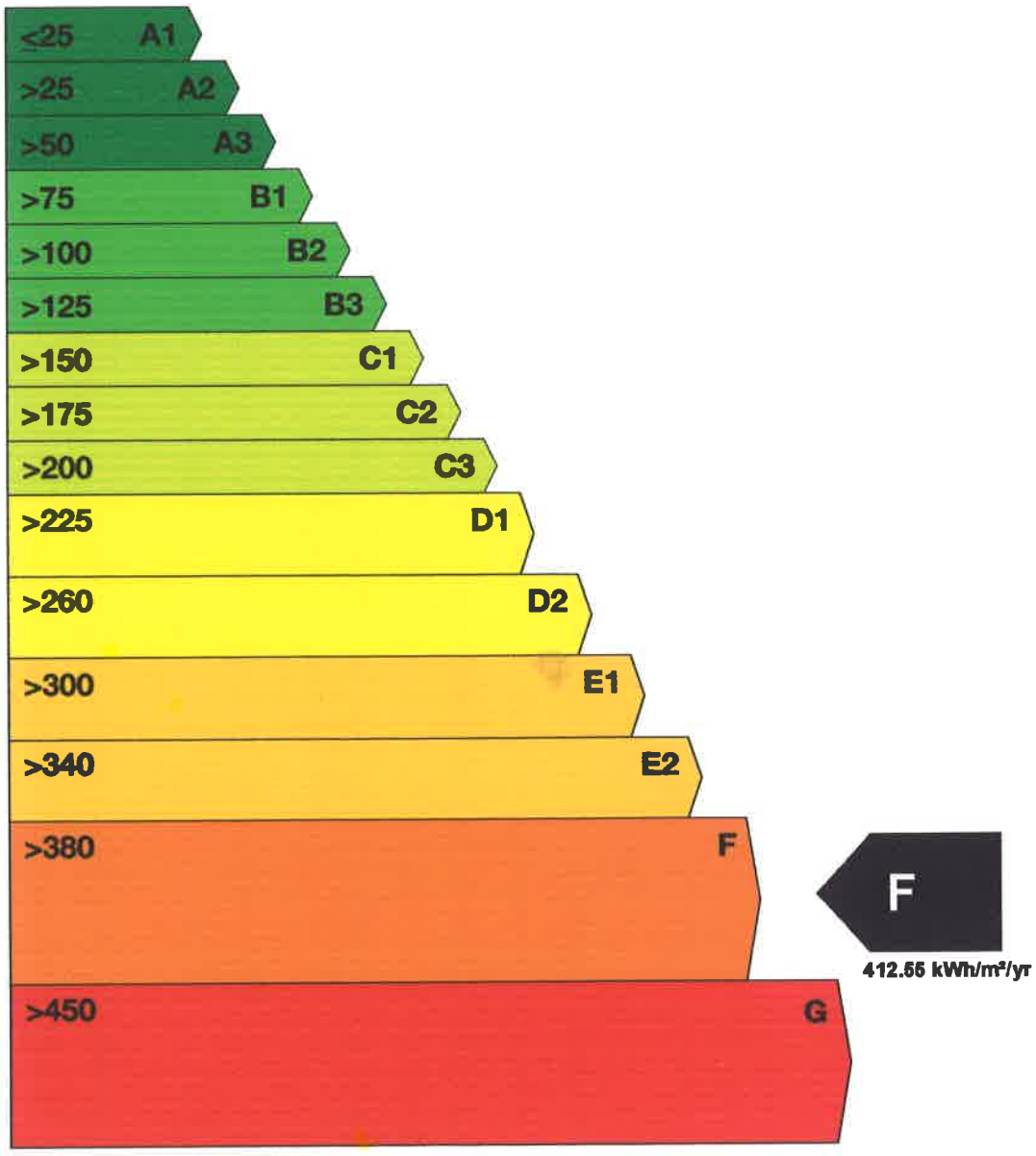
BER for the building detailed below is: **F**

Address	2 ATLANTIC VIEW GRATTEN STREET KILKEE CO. CLARE
Eircode	V15KD92
BER Number	113847487
Date of Issue	21/05/2021
Valid Until	21/05/2031
Assessor Number	104567
Assessor Company No	104552

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).

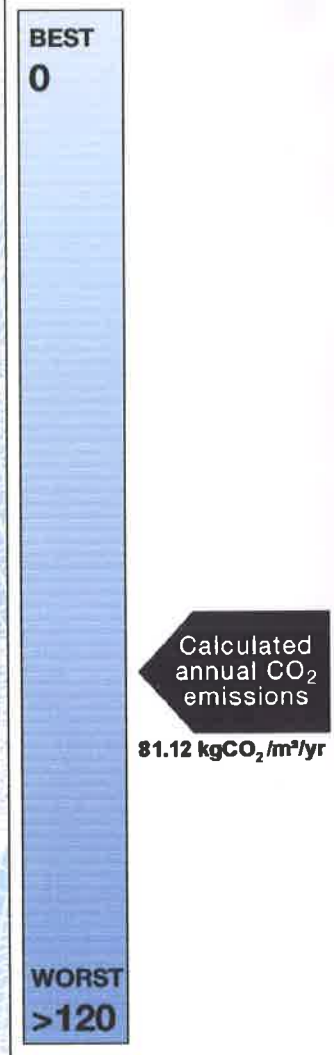
'A' rated properties are the most energy efficient and will tend to have the lowest energy bills.

Building Energy Rating
kWh/m²/yr
MOST EFFICIENT



LEAST EFFICIENT

Carbon Dioxide (CO_2) Emissions Indicator
$kgCO_2/m^2/yr$



The less CO_2 produced, the less the dwelling contributes to global warming.

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

seai SUSTAINABLE ENERGY AUTHORITY OF IRELAND

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.

Report Date: 21/05/2021

Assessor: John Keehan
Address: 2 ATLANTIC VIEW
GRATTEN STREET
KILKEE
CO. CLARE
Eircode: V15 KD92
BER: 113847487
MPRN: 10308558868

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.

Ventilation

General Operational Advice on Ventilation

Care should always be taken to ensure a sufficient level of ventilation to maintain fresh air levels in each room and to remove moisture, water vapour and pollutants. For health and safety reasons it is important to ensure an adequate air supply to combustion appliances e.g. gas, oil or solid fuel. Signs of inadequate ventilation are persistent condensation and mould growth. If such problems exist, they should be addressed first, since reducing ventilation may make the problem worse. In a typical home 20% of all heat loss is through ventilation and draughts. Energy consumption can be improved while maintaining adequate ventilation. If draught sealing is damaged at any time make sure to replace it. When draughtproofing or making houses more airtight, it is important to maintain recommended ventilation standards.

Radon concentrations can increase in existing houses as a result of greater airtightness. Further information on Radon is available from the Radiological Protection Institute of Ireland in their publication "Radon in Homes". This guide can be downloaded from www.rpii.ie.

Fan & Vents

This dwelling has no fans/vents.

No specific action is advised.

Draught Lobby

This dwelling has no draught lobby.

Open doors and air gaps around doorways are a source of heat loss in a dwelling. The construction of a draught lobby/porch on the frequently used external doorways in this dwelling would reduce these heat losses. Lobbies should be constructed to the relevant Building Regulations. Care should be taken not to block any existing ventilation openings inadvertently.

Cost: High **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
General Operational Advice on Floors
Floors can be a source of significant heat loss and dampness in a dwelling. For example heat loss through the ground floor of a two storey house typically accounts for about 10% of total heat loss. For a single storey house this figure is about 15%. However, if a house is well insulated everywhere except for the ground floor, this percentage will be higher. A U-Value is a measure of the heat loss through the fabric of the building. The lower the U-Value the better and the higher the U-Value the greater the heat loss. Floors with a U-Value greater than 0.25 could be improved in a number of ways. A relatively simple way to reduce heat loss through a ground floor is to lay a carpet with foam backing or a foam underlay ensuring that both carpet and underlay are laid wall to wall. Sealing of gaps in the ground floor will help to reduce draughts. Modern insulation methods for new houses may also be implemented in existing houses. In some cases this would be disruptive and costly, but if work needs to be done on the floor anyway, this is a good time to consider an insulation upgrade. For further details please refer to publication 'A Detailed Guide to Insulating Your Home' available on www.seai.ie

Part of the floor area in this dwelling has a U-Value of less than 1 and greater than or equal to 0.6.
The insulation in this floor can be significantly improved.
Cost: High **Impact:** Medium

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
General Operational Advice on Roofs
Proper insulation will help retain valuable heat and improve overall comfort levels. If insulation is disturbed or damaged at any time, e.g. in attic space, make sure to restore or replace it.

Heat loss through an un-insulated roof of a typical house can account for up to 30% of

the total heat loss. Installing insulation will reduce this heat loss, and hence reduce the energy demand of the dwelling. A U-Value is the measure of the heat loss through the fabric of the building. The lower the U-Value the better and the higher the U-Value the greater the heat loss. Modern pitched roofs or habitable roof spaces that are insulated between the rafters, have a U-Value less than or equal to 0.2. Modern flat and pitched roofs that are insulated at ceiling level, have a U-Value less than or equal to 0.16. Blanket insulation, rigid board insulation or expanding foam may be used to achieve the required insulation level. Loose beads may also be used for roofs insulated on the ceiling. Installing roof insulation generally involves a considerable amount of work. The attic/roof space must have adequate ventilation to prevent dampness. This is achieved by leaving a continuous air gap along the eaves at each side. Electric cables should not be buried under insulation. Leave clearance for recessed lights to avoid them overheating. For further details please refer to publication ' A Detailed Guide to Insulating Your Home' available on www.seai.ie

Part of the pitched roof insulated on the ceiling in this dwelling has a U-Value of less than 1.5 and greater than or equal to 0.4.
The insulation in this roof can be significantly improved.
Cost: Medium **Impact:** Medium

Part of the flat roof in this dwelling has a U-Value of greater than or equal to 1.5.
The insulation in this roof can be greatly improved.
Cost: High **Impact:** High

Walls
Heat loss through the walls can account for up to 30% of the total heat loss. This can typically be reduced by two-thirds by insulating the walls and so reduce the energy demand of the dwelling. A U-Value is a measure of the heat loss through the building fabric. The lower the U-Value the better and the higher the U-Value the greater the heat loss. Walls with a U-Value greater than 0.27 could be improved. Insulation may be installed as cavity fill. This is where the gap between the inner and outer layers of external walls is filled with an insulating material. If cavity insulation is not applicable or is not technically possible, insulation may be installed internally or externally. Internal insulation involves a layer of insulation being fixed to the inside surface of external walls, and a suitable fire resistant finish being incorporated or applied. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall.
For further details please refer to publication 'A Detailed Guide to Insulating Your Home' available on www.seai.ie

Part of the wall area in this dwelling has a U-Value of greater than or equal to 1.1.
The insulation in this wall can be greatly improved.
Cost: High **Impact:** High

Windows
Glass allows heat to escape more readily than most other building materials. For this reason, it is important that the windows are as energy efficient as possible. Windows can account for around 15% of the heat loss in your home. Installing energy efficient

windows such as low-E double glazing helps to retain heat and improves comfort through elimination of cold window surfaces and associated downdraughts and condensation. The use of shutters, lined curtains and blinds can improve heat retention at night and further reduce downdraughts.
A U-Value is a measure of the heat loss through the building fabric. The lower the U-Value the better and the higher the U-Value the greater the heat loss. Windows with a heat loss greater than the current building standards (i.e. have a U-Value greater than 2) could be improved. The best benefits are achieved through replacing single glazed windows with low-E double glazing or triple glazing.
Note that single glazing can also be improved by adding secondary glazing (installing a secondary window and frame on the room side of the existing window).

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

Some of the windows in this dwelling with a U-Value of less than 2.7 and greater than 2.
The heat loss through these windows can be reduced.
Cost: High **Impact:** Low

Doors
Heat is lost from dwellings through doors which often have relatively poor thermal insulation compared to other elements of the building. Installing insulated doors will reduce this heat loss, and also generally reduce draughts through air gaps at the frames. Replacement doors, whether glazed or half glazed, should have insulated cores. A U-Value is a measure of the heat loss through the fabric of the building. The lower the U-Value the better and the higher the U-Value the greater the heat loss. Doors with a U-Value greater than 2.0 could be improved. For further details please refer to publication 'A Detailed Guide to Insulating Your Home' available on www.seai.ie

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

A cylinder thermostat is not required for the hot water system in this dwelling.
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 (Electricity)
General Operational Advice on Efficiency of Electric Heating Systems.
Electric storage heaters are more cost effective if you use electricity supplied at a cheaper night-time rate. Checking your tariff with your electricity supplier could save you money.

This dwelling has an electric main heating system.
Traditional electricity production is energy intensive and the use of direct electric heat sources can have a very negative impact on your BER result. A number of alternatives should be considered. Renewable or Low Carbon heat sources can be considered as replacements for electric heating. Two such alternatives are biomass boilers and heat pumps. A biomass boiler burns renewable fuel such as wood pellets and therefore is less damaging to the environment than fossil fuels. Biomass boilers usually require more fuel storage space than gas/oil boilers. Heat pumps use electricity to extract "free" heat from the ground, air or water. This extracted heat is then used to heat your home. Heat pumps run on electricity but for every one unit of electrity used about 3 to 4 units of heat can be provided. Heat pumps operate more efficiently when providing space heat via an underfloor heating system rather than radiators. Gas or Oil boilers can also be considered as an alternative to electric heating. Where installing a gas or oil boiler a condensing boiler should be used. A condensing gas or oil boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this dwelling. 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%. Boilers with efficiencies of greater than 90% are available.
Condensing boilers need a drain for the condensate which can limit where they are located. This can be borne in mind if you are considering remodelling the room. For further details please refer to publications "Detailed Guide to Heating Your Home" and "A Guide to Renewable Energy in the Home" available on www.seai.ie
Cost: High **Impact:** High

PV Solar System or Microturbine
This dwelling has no Photo Voltaics (PV) or Microturbine installed.
A solar photovoltaic (PV) system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home to supplement the electricity purchased from an energy supplier. Ideally the panels should be located on an unshaded, south facing roof at a tilt angle of 30°- 45° to the horizontal. Batteries can be used to store electricity from the PV array or wind turbine. However, this increases the installation and equipment cost as

well as maintenance cost.
A Micro-windturbine is a small turbine placed on the property which uses wind to generate electricity. The electricity is used throughout the home to supplement the electricity from an energy supplier. The turbine should not be subject to wind shelter. To be effective, the turbine should be at a height well clear of nearby roofs and other obstructions.
Cost: High **Impact:** High

General Advice on Energy Use In Your Home

The way we use energy in our homes can reduce energy consumption. Some simple everyday measures will save money, improve comfort and reduce your impact on the environment. Some of these are outlined below.
Appliances: New kitchen appliances carry an energy rating label which rates energy efficiency on a scale of A to G. When buying new appliances look for A rated products which are more energy efficient and cost less to run. Do not under or overload appliances, such as dishwashers and washing machines. For washing machines, a 40°C rather than a 60°C wash cycle cuts electricity use by approximately a third. (Modern washing powders and detergents can work equally effectively at lower temperatures.) Defrost your freezer regularly to save energy and extend the operating life. Equipment on standby uses up to 20% of the energy it would use when fully on. When an appliance is not in use, turn it off fully.
Lighting: Avail of natural daylight whenever possible and avoid leaving electric lights switched on in unoccupied rooms. All lighting lamps carry an energy label similar to that on appliances (i.e. an A to G label) so always choose the most efficient to suit your particular needs.

Useful Links and Sources of Further Information
Useful energy saving tips are available on www.change.ie (Tel. 1890 242643) and www.powerofone.ie. For specific queries on BER please contact SEAI on 1890734237 or by email info@ber.seai.ie. There are many useful documents available on The Sustainable Energy Authority of Ireland's (SEAI) website www.seai.ie
The most recent Technical Guidance Documents for the Building Regulations and other supporting documents are available from the Department of Environment, Heritage and Local Government website www.environ.ie on the link to Building Standards (Tel. 1890 202021). Some of these documents are listed below.
Technical Guidance Document Part L Conservation of Fuel and Energy - Dwellings;
Technical Guidance Document Part J Heat Producing Appliances;
Technical Guidance Document Part F Ventilation.
When performing building works it is important to take the correct health and safety measures. Useful health and safety information on ventilation, radon and combustion devices can be found on the Carbon Monoxide safety website: www.carbonmonoxide.ie Tel. 1850797979 and The Radiological Protect Institute of Ireland website www.rpii.ie/radon Tel. 01 269 77 66.
Please consider the environment before printing this document

Further advice on improving the energy efficiency of your home is available from the Sustainable Energy Authority of Ireland, www.seai.ie

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