Building Energy Rating (BER) in Commercial Media

September 2012
Legislation and Scheme to Date

Department of Environment Community and Local Government (DECLG)
EPBD Objectives

- Promote the improvement of the energy performance of buildings
- Provide energy performance information and advice to building purchasers, tenants, and users
- Enable consumers to take information and advice into consideration in any decisions on property transactions
EPBD Key Elements

• Minimum Energy Performance Standards
• Building Energy Rating (BER) Certificates and Advisory Reports
• Display Energy Certificates in Large Public Buildings
• Consideration of Alternative Energy Systems
• Inspection of Boilers
• Inspection of Air Conditioning Systems
Building Energy Rating (BER)

- EPBD transposed into Irish Law by S.I. 666 of 2006
- Implementation dates up to 2009
- From January 2009, a BER Certificate and Advisory Report compulsory for all buildings being constructed, or offered for sale or rent
- There are exemptions for certain categories of buildings, for example, protected structures and certain temporary buildings
EPBD Oversight in Ireland

- EPBD Implementation Group

- Comprising senior representatives from:
  - Department of Communications, Energy and Natural Resources
  - Department of Environment, Community and Local Government
  - SEAI

- Governance and oversight of implementation of EPBD in Ireland
SEAI Designated Issuing Authority

• Provision of methodologies and calculation software
• Defining rules for competence and conduct
• Administering National BER Scheme:
  • Registering Assessors
  • National Assessor Exam
  • Processing Assessments, Hosting Registers
  • Quality Assurance
  • BER Helpline
• Promoting awareness
• Advice and support to Government Departments

Member States shall ensure that, when buildings are constructed, sold or rented out, an energy performance certificate is made available to the owner or by the owner to the prospective buyer or tenant, as the case might be. The validity of the certificate shall not exceed 10 years.
A person who offers for sale or letting (whether in writing or otherwise) ….. on or after 1 January 2009….. and any agent acting on behalf of such person in connection with such offering, shall produce a printed copy of the BER certificate and advisory report in relation to the building to any person expressing an interest in purchasing or taking a letting of the building and, on demand, to the building control authority in whose functional area the building is situated.
What is a BER?

Version of software used to rate this home.

Actual Building Energy Rating for this home.

Home Address.

Official BER Number – this is unique to this home.

BER Assessor Number – This is the registration number for the assessor who carried out this assessment.

Assessor Company Number – This is the registration number for the assessor company who carried out this assessment.

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

CO₂ emissions for your home. Less is best and it’s an indication of how green your home is.
Scheme Achievements to Date

Domestic
• 309,702 Homes have a BER
• 763 BER Assessors
• 44,304 BERs year to date

Non Domestic
• 9,696 Buildings other than homes have a BER
• 124 BER Assessors
• 1,677 BERs year to date
Why Recast EPBD

- It is necessary to lay down more concrete actions with a view to achieving the great unrealised potential for energy savings in buildings and reducing the large differences between Member States’ results in this sector.


- Transposed into Irish Legislation S.I. 243 of 2012

- Most requirements already in place in Ireland

Member States shall require that when:

- buildings having an energy performance certificate;
- building units in a building having an energy performance certificate; and
- building units having an energy performance certificate

are offered for sale or for rent, the energy performance indicator of the energy performance certificate of the building or the building unit, as applicable, is stated in the advertisements in commercial media.
12. (1)/(2) A person who offers for sale or letting (whether in writing or otherwise) a new dwelling/building other than a dwelling, the construction of which commences on or after 9 January 2013, or a dwelling/building other than a dwelling that is in existence on or before 9 January 2013, and any agent acting on behalf of such person in connection with such offering, shall ensure that the energy performance indicator of the current BER certificate for the building is stated in any advertisements, where such advertisements are taken relating to the sale or letting of that building.
Interpreting the requirement

- “advertisement” in relation to a Building Energy Rating, means a public announcement in/on:
  - Newspaper, magazine
  - Brochure, leaflet
  - Advertising notice
  - Vehicle
  - Radio
  - Television
  - Internet
  - Direct mail

- in such other forms as may be prescribed in guidance provided by the Issuing Authority
Building Energy Rating (BER)

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).

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

Navigation/Layout

Colours/Design

Wording/Understanding

Relevance
Research Methodology

• Three Expert Focus Groups with Professionals:

<table>
<thead>
<tr>
<th></th>
<th>Owners/Renters</th>
<th>Age</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Mix of estate agents, architects, BER assessors</td>
<td>18-39</td>
<td>Dublin</td>
</tr>
<tr>
<td>2</td>
<td>Mix of estate agents, architects, BER assessors</td>
<td>40+</td>
<td>Mullingar</td>
</tr>
<tr>
<td>3</td>
<td>Mix of estate agents, architects, BER assessors</td>
<td>18-39</td>
<td>Galway</td>
</tr>
<tr>
<td>4</td>
<td>Mix of estate agents, architects, BER assessors</td>
<td>40+</td>
<td>Dublin</td>
</tr>
<tr>
<td>5</td>
<td>Mix of estate agents, architects, BER assessors</td>
<td>30-50</td>
<td>Galway</td>
</tr>
</tbody>
</table>

• Feedback from Professionals provided to SEAI – redesign of proposed BER

• Five Consumer Groups with both Owners and Renters:
General satisfaction with structure/layout – key scale is highlighted and takes up most of the space

- BER score clearly highlighted
- Build information where expected – top off certificate
- Takes up most space on certificate – most important

BER definition taking up too much space – should be small print, perhaps place in disclaimer/bottom of page

Somewhere squeezed to the right hand side of the certificate – is this less important?

Is this required? Potentially creating doubt over validity of certificate?
Learning from International Certificates

Romanian
(both consumers & professionals)

Danish
(only consumers)

Austrian
(only professionals)
Proposed BER Motif

BER No. 726892364
Sample Sales Sign

Lewtons
Private
Commercial

TO LET
01 - 82769-14-35

www.lewtonprivatecommercial.com

TOP FLOOR
CIRCA 95 Sq. Mtr.
Hegarty, Ballyold Road, Dublin 42. T 01 45454545 E info@hegarty.eu

2 superbly appointed detached houses near the village, beach & golf course...

These two fine new homes are peacefully situated on the outskirts of Ballyold village & enjoy distant sea views. Finished internally to an excellent standard, the properties offer luxury fully equipped kitchens and predominantly tiled bathrooms. Ideal as either permanent or holiday homes, the properties are favourable priced for the prevailing market and your early appointment to view is therefore strongly recommended.

Price Guide €228 000 each
Sample Press Advertisements – with Image

Stoneridge Apartments, South Avenue, Furnglas, Dublin 32

18 Complete Apartments in two purpose built blocks.
12 x one bedroom apartments.
4 x two bedroom apartments.
2 x two bedroom penthouses.
Opportunity to own an entire apartment development.

PRICE: €1,200,000

All Queries to Regina Dunne
And Simon Delahunty
of Reynolds, Rafferty and Tierney

BER No. 902845134
Sample Press Advertisements – Text Only

Hill Street, off Parker Street, Dublin 11
*Refurbishment / Re-development opportunity*

- For Sale by private treaty (in one or more lots).
- Existing buildings from 509 to 332 sq. m.
- Site approx. 0.1275 ha (0.315 acres)
- Suit a wide variety of uses incl. storage, leisure, retail, wholesale or stufio’s (stpp).

Building Energy Rating - C3 | Ber No. 789345671
For further information contact Property Insolvency Experts

Property

Dublin South - Detached house for sale on Hill Street, off Parker Street, Dublin 11.
Site approx 1.1275 ha (0.315 acres). 4 bedrooms, 2 bathrooms, large back garden. Asking price €325,000. BER Energy Rating - C3. BER No. 789345671. Call 01 41133245 for more queries.

Sustainable Energy Authority of Ireland
Sample Website Advertisements
Next Steps

- Presentation to stakeholders
- Public consultation (complete plan)
- Receipt of comments and observations
- Consideration by implementation group
- Revisions to approach
- Codify rules
- Publish guidelines
- Provide electronic files to interested parties
Codifying

- Specifics for each medium
- Minimum sizes, relative sizes
- Fixed / locked components
- Boundary spaces
- Placement, interference
- Colours
- Treatment for >1 property
Key Dates

- Transposed into Irish Legislation S.I. 243 of 2012
- Public Consultation
- Implementation – 9th January 2013
Public Consultation

• DECLG inviting submissions from interested parties on the *Draft Action Plan for the Implementation in EPBD Recast*).

• Objective to inform all stakeholders of the steps Ireland intends to take in order to implement the requirements of the Recast EPBD.

• Also includes a new *Draft BER Certificate*

• All feedback will be gratefully received and reviewed

• Consultation documents may be accessed online

• The closing date for the receipt of submissions and comments is no later than 5:30 p.m. on **Wednesday, 24th October 2012**.
Thank You

The Sustainable Energy Authority of Ireland is partly financed by Ireland’s EU Structural Funds Programme co-funded by the Irish Government and the European Union.
Establishing BER system: main tasks

- Legislation, functions, powers
- EN standards
- Methodologies and software
- Minimum performance standards TGD L
- BER certificate content and design
- Advisory report content and process
- Assessor Training and examination system
- Assessor registration rules, process and systems
- BER publication system
- Administrative process, system and resources
BER: A Positive Policy Instrument

- Home Energy Saving (HES) scheme
  - Grants for EE upgrades
  - Initially discretionary BER – before and after
  - Currently mandatory – After with pre grant estimate
  - Provides modelled data of scheme achievements

- Likely to feature in wider Retrofit programme

- Data utilised in academic, policy and NGO research
EPBD Compliance Infrastructure

- **Building Owners**
  - Dept of Environment
  - Building Control Authorities
  - BER Provision
  - Building Owners / Agents

- **BER Assessors**
  - Dept of Energy
  - BER Issuing Authority
  - BER Service Quality
  - BER Assessors

- **Trainers**
  - Dept. Of Education / NQAI
  - Training Awards Bodies
  - BER Training Standards
  - BER Trainers

- Solicitors
- Purchasers
EPBD in Ireland: Underlying Principles

Practicality  Volume  Cost  Reputation and Effectiveness
Consistency  Quality  Clarity
Key Factors in Successful Implementation

Tools
- Sufficient, accurate, repeatable

Outputs
- Clear and actionable

People
- Eligible, competent, adequate number

Systems
- Integration of operation, administration and QA