Building Energy Rating (BER)

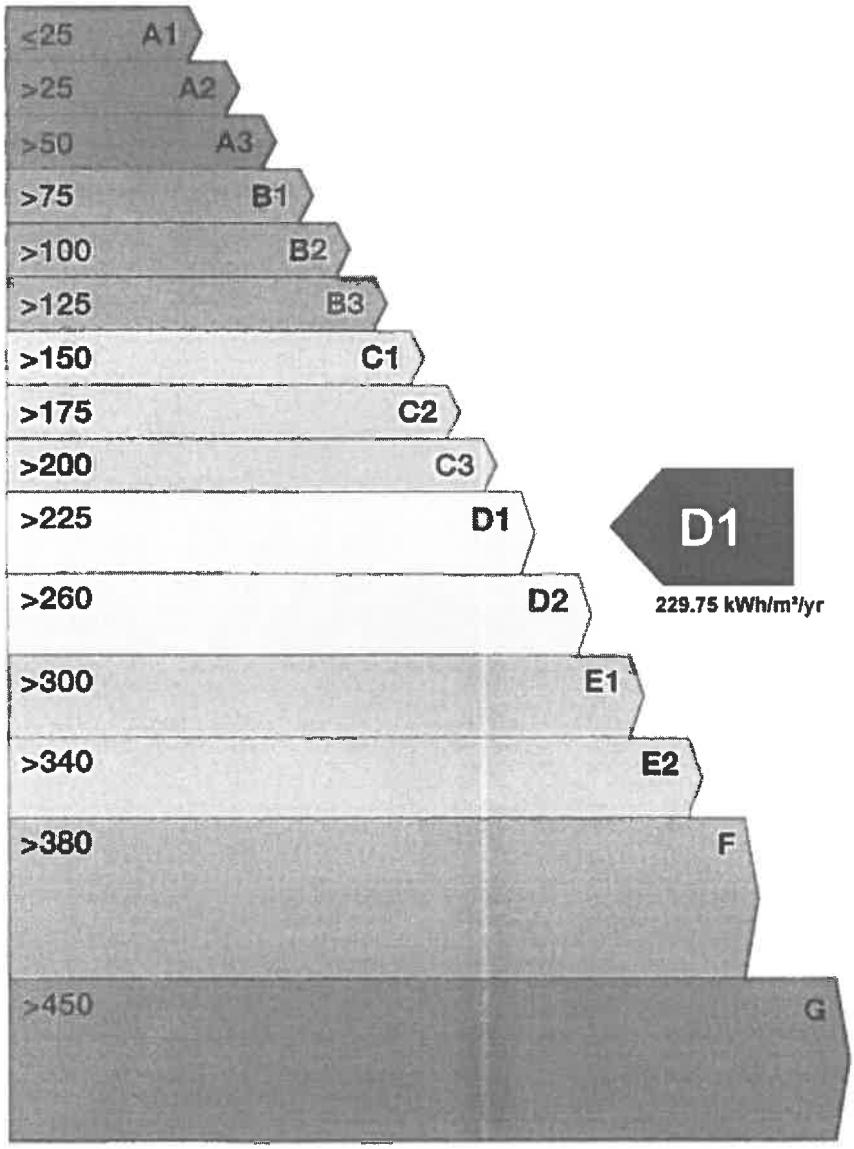
BER for the building detailed below is: **D1**

Address	APT 227 BLOCK G THE WATERSIDE CHARLOTTE QUAY DUBLIN 4
BER Number	109596890
Date of Issue	02/03/2017
Valid Until	02/03/2027
Assessor Number	105970
Assessor Company No	105707

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).

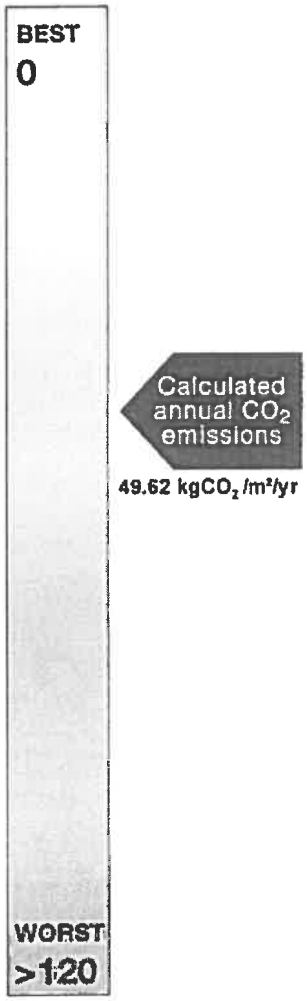
'A' rated properties are the most energy efficient and will tend to have the lowest energy bills.

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.

DEAP Version: 3.2.1

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: 02/03/2017

Assessor: Gavin Canavan
Address: APT 227 BLOCK G
THE WATERSIDE
CHARLOTTE QUAY
DUBLIN 4
D04 FA06
BER: 109596890
MPRN: 10002164967

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.

Thermal Solar Panels

This dwelling has no solar water heating.

Solar Panels, also known as "collectors", can be fitted to a building's roof. They use the sun's heat to warm water, or another fluid, which passes through the panel. The fluid is then fed to a heat store (e.g. a hot water tank) and helps provide hot water directly or can provide a source of hot water for the central heating system in the dwelling. Solar panels work throughout daylight hours, even if the sky is overcast and there is no direct sunshine. Solar panels can also be used to meet some space heating demand. Ideally the panels should be located on an unshaded, south facing roof at a tilt angle of 30°- 45° to the horizontal. Space will be need to accommodate an appropriately sized cylinder for the system and a thermal mixing (anti-scald) valve should also be installed.

Cost: High **Impact:** Medium

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

Wilton Park House, Wilton Place, Dublin 2, Ireland | T. +353-1-8082100 | info@seai.ie
Teach Phdirc Wilton, Plás Wilton, Baile Átha Cliath 2, Eireann | F. +353-1-8082002 | www.seai.ie

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