

ENERGY RATINGS EXPLAINED

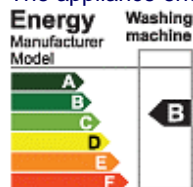


If you are considering buying a new household appliance, doing a bit of pre-shopping research and getting suggestions from colleagues and friends can save you money on the purchase price of a new household appliance, but understanding the energy rating label can save you hundreds of euro on the running costs over the lifetime of the appliance.

If you are considering renting a new home, selling your existing home or buying a new one, you will need to understand the requirements of the Building Energy Ratings (BER) certificate requirements.

Here we explain both:-

The appliance energy label and why it was introduced.



The European Union requires that certain electrical goods display an EU Energy Label.

This shows the energy efficiency of the appliance through a series of gradings:- A being the most efficient, with G being the least efficient.

Choosing a more energy efficient product will not only help the environment by reducing carbon emissions but also save you money through lower running costs.

You will find the energy ratings label on:-

- ❖ Fridges
- ❖ Freezers
- ❖ Fridge freezers
- ❖ Washing machines (excluding twin-tub models) Yes... they are still available!
- ❖ Tumble dryers
- ❖ Washer dryers
- ❖ Dishwashers
- ❖ Ovens
- ❖ Light bulbs

Energy labels are designed to be self-explanatory and are separated into at least four sections.

- ❖ Specific details of the appliance such as model number
- ❖ The energy rating of the specific appliance e.g. A.
- ❖ Consumption, efficiency, capacity etc. depending on the type of appliance.
- ❖ The noise level of the appliance in decibels.

Manufacturers are not legally obliged to supply information on noise, but if provided the lower the decibel rating, the quieter the appliance

Building Energy Ratings (BER) Certificate Explained

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 is compulsory for all homes being sold or rented (There are some limited exemptions). If you are buying or renting a new house or apartment now, you are entitled to a BER - so do ask the seller/landlord or their agent for it.

All new homes (even when not for sale) must have a BER certificate before they are occupied as detailed under S.I. 666 of 2006

A new dwelling (i.e. a dwelling that has never been sold or occupied) is exempt from the BER requirement if it had been the subject of a planning application submitted on or before 31 December 2006 and if it was substantially completed by 30 June 2008. "Substantially completed" means that the external walls have been erected.

All existing dwellings for sale or rent from 1st January 2009 require a BER certificate. An existing dwelling is a dwelling which has previously been sold and/or occupied.

BER assessments performed on new dwellings will also help determine compliance to Part L of the Building Regulations.

BERs will be carried out by specially trained BER Assessors, registered by The Sustainable Energy Authority of Ireland (SEAI). A list of BER Assessors is available on the Sustainable Energy Authority Ireland website

Exemptions to BER requirements:

The following building categories are exempt from BER, as permitted by the EPBD:
(*Energy Performance of Buildings Directive*)

- ❖ national monuments;
- ❖ protected structures;
- ❖ places of worship or buildings used for the religious activities of any religion;
- ❖ certain temporary buildings;
- ❖ non-residential industrial or agricultural buildings with a low installed heating capacity (less than 10 W/m²);
- ❖ stand alone buildings with a small useful floor area (less than 50m²).

How long will a BER Remain Valid?

A BER for a building will be valid for 10 years from the date it is issued, unless there is a material change in the building in the meantime which could affect its energy performance - 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.

This is what a Building Energy Rating certificate looks like:

