

Sheridan Associates is a professional engineering office, established since 1988, based in our own offices off George's St., Waterford

Providing sustainable energy advice and solutions for over 20 years

Chartered consulting mechanical, electrical and sustainable energy engineers

We advise, design and specify energy efficient mechanical and electrical installations for all building types

Energy Audits on existing buildings and report on measures that can be taken to reduce energy costs

We employ seven staff in-house including Chartered Engineers and fully qualified, SEI registered Building Energy Assessors

We carry full Public Liability and Professional Indemnity Insurances

SHERIDAN ASSOCIATES CHARTERED ENGINEERS LTD
Registered in Dublin, Ireland: 447848

Proud member of

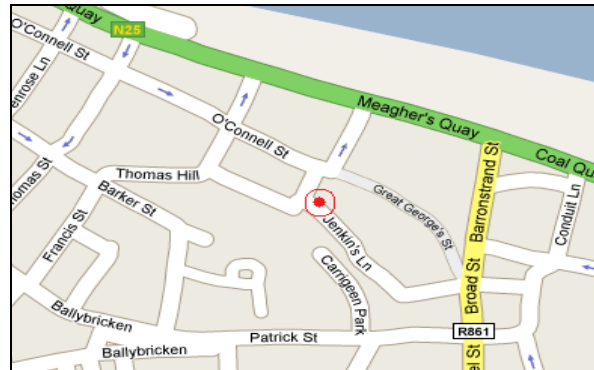


Contact us:

Niall Sheridan

Ware Court,
Sargents Lane,
Georges Street,
Waterford.

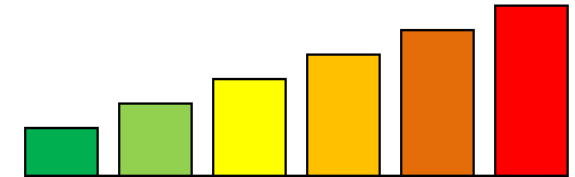
Tel: 051 - 850 830
Fax: 051 - 857 838
Mob: 087 - 9080 995
email: niall@sace.ie
web: www.sace.ie



SHERIDAN ASSOCIATES CHARTERED ENGINEERS

(SACE)

**Independent Professional
Advice on Energy
Conservation for over 20
years**



BUILDING ENERGY RATING CERTIFICATE & ADVISORY REPORT

Other Services include:

- * Residential BER Assessment
- * Commercial BER Assessment
- * BER Professional Advisory Reports
- * Energy Audits of All Building Types
- * Building Air Tightness Testing
- * Thermal Imaging of Buildings
- * Boiler and Air-Conditioning Inspections
- * M & E Engineering Design/Specification
- * Fire Safety Engineering



**Engineering Excellence
for Your Environment**

FREQUENTLY ASKED QUESTIONS:

What is a BER?

Building Energy Rating was introduced to guide homeowners and others on how to reduce money spent on fuel, without loss of comfort.

BER is similar to the energy label on your fridge with a scale of A-G. A-rated homes are the most energy efficient and G the least efficient.

From 1st January 2009, a BER certificate will be compulsory for all homes being sold or rented.

If you are buying or renting a new house or apartment, you may already be entitled to a BER – so ask the seller/landlord or their agent for it.

Who is entitled to a BER?

A seller must now provide a BER certificate like the one pictured overleaf, to prospective buyers or tenants when a home is constructed, sold or rented.

The actual certificate is issued by Sustainable Energy Ireland (SEI), the national agency charged with cutting back on Ireland's dependence on imported fuels. The assessment must be carried out by a registered SEI assessor.

There are exemptions for certain categories of buildings, e.g. protected structures and certain temporary building.

How is a BER Calculated?

A BER survey analyses the external fabric of the house, wall, roof and floor dimensions, window and door sizes and orientations.

The assessor takes account of insulation and ventilation. The heating and hot water system is noted. Particular attention is paid to energy saving strategies, low-energy lighting, cylinder insulating jacket, draught-proofing etc.

Positive points are awarded for renewable energy usage: wood stove or boiler, solar panels, heat pump or other new technologies.

A BER is an indication of the energy performance of a house. Actual energy usage will depend on how the occupants operate the house. In that way it is similar to the concept of a fuel economy (miles/gallon or litres/100 km) rating for a car. A BER does not cover electricity used for cooking, refrigeration, washing etc.

What do you get?

THE BER CERTIFICATE

- Primary energy use is represented on an A to G scale on the left side of the BER certificate.
- Associated Carbon Dioxide (CO₂) emissions shown on the right side of the certificate.

THE ADVISORY REPORT

Along with the rating certificate the householder gets an Advisory Report. This will contain important assistance on how the home might be improved to give a better rating. The quality of this valuable advice will depend on the level of experience of the assessor. *Sheridan Associates* have been giving this type of advice to clients for 20 years. You can rely on our experience.

The time will come when homeowners will request a BER or energy audit for their own information so they may get best advice on how to reduce energy costs. In the meantime the BER makes the energy performance of a home visible to prospective buyers and tenants and enables them to take energy performance into consideration in their next house purchase or rental decision.

For how long is the BER valid?

A BER is valid for up to 10 years provided there is no material change to the dwelling that could affect its energy performance.

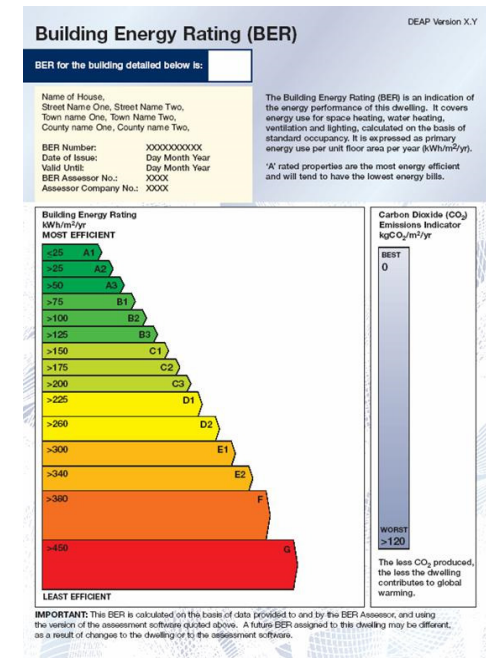
In the case of new homes sold off plans a **Provisional BER** (valid for up to two years) will be issued against the design, and a final Certificate on completion.

How much does it cost?

As to be expected, the cost varies with the house type. *Sheridan Associates* did not have to set up a new organisation to provide this service, so we are in a position to give a very keen & competitive price quote. Give us a call on the number overleaf.

How long will it take?

The survey of a typical 4 Bed House will take around two hours or so. The survey is non invasive and requires only measuring tools and a camera. Access to every room, the hot press, boiler room and attic will be required. The assessor will bring a short ladder.



(Source SEI)