

Part L Specification

BER IS NOT PUBLISHED

Property Details

Dwelling Type	Top-floor apartment	Type of BER rating	New Dwelling - Provisional
Address line 1	1 Bed Apartment, Block A	Year of Construction	2025
Address line 2	Ballyvolane Apartments N7	Date of Assessment	08/09/2025
Address line 3		Date of Plans	
County	Co. Cork	Planning Reference	
Eircode		Building Regulations	2019 TGD L
BER Number		MPRN No.	0
Purpose of Rating	Other	Is MPRN shared with another dwelling?	No
Assessor Name	Mark Buckley	Assessor Number	109544
Comment		BER number assigned to shared dwelling	N/A

Dimension Details

	Area [m ²]	Height [m]	Volume [m ³]
Ground Floor	47.50	2.70	128.25
First Floor	0.00	0.00	0.00
Second Floor	0.00	0.00	0.00
Third and other floors	0.00	0.00	0.00
Room in roof	0.00	0.00	0.00
Total Floor Area	47.50		128.25
Living Area [m ²]	23.23		
No of Storeys	1		
			Living area percentage [%] 48.91

Ventilation Details

	Number		
Chimneys	0	Has permeability test been carried out?	Yes
Open Flues	0	Structure type	N/A
Fans & Vents	1	Is there a suspended wooden ground floor?	No
Number of flueless combustion room heaters	0	Percentage windows/doors draught stripped [%]	N/A
Is there a draught lobby on main entrance?	No	Number of sides sheltered	0
Ventilation method	Whole-house extract ventilation	Mechanical Ventilation Manufacturer	N/A
Specific fan power [W/(L/s)]	0.220	Mechanical Ventilation Model Name	N/A
Heat exchanger efficiency [%]	N/A	How many wetrooms (incl. kitchen)?	N/A

Building Elements - Floor Details

Type	Description	Underfloor heating	U-Value [W/m ² K]	Area [m ²]
	Non-Heat Loss Floor	N/A	0	47.5

Building Elements - Roof Details

Type	Description	U-Value [W/m ² K]	Area [m ²]
	Flat Roof	0.15	47.5

Building Elements - Wall Details

Type	Description	U-Value [W/m ² K]	Area [m ²]
Other	External Wall	0.15	26.51

Building Elements - Door Details

Description	Number of Doors	U-Value [W/m ² K]	Area [m ²]
	1	1.4	2.100

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Building Elements - Window Details

Glazing type	User defined u-value	U-Value [W/m ² K]	Area [m ²]
Double-glazed, air filled (low-E, en = 0.15, hard coat)	Yes	1.400	2.310
Double-glazed, air filled (low-E, en = 0.15, hard coat)	Yes	1.400	5.560
Double-glazed, air filled (low-E, en = 0.15, hard coat)	Yes	1.400	1.900

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Other Details

Thermal bridging factor [W/m ² k]	0.1500	Thermal mass category of dwelling	Medium
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Heating System - Solar Water Heating

Solar Water Heating Present?	No	Aperture area of solar collector [m ²]	N/A
Type, manufacturer, model	N/A		
Zero loss collector efficiency, η_0	N/A	Collector heat loss coefficient, U_L [W/m ² >K]	N/A
Annual Solar Radiation [kWh/m ²] (Refer to Appendix H in DEAP)	N/A	Overshading factor	N/A
Dedicated storage volume [Litres]	N/A	Combined Cylinder	N/A
Solar fraction [%]	0.000		

Heating System - Hot Water System

Distribution Losses	206.54	Combi boiler present?	No
Supplementary electric water heating	N/A	Water Storage Volume [L]	170
Hot water storage manufacturer and model name	EHF18	Declared loss factor [kWh/d]	1.20
Temperature factor unadjusted	0.89	Temperature Factor Multiplier	0.89
Primary Circuit loss type	Boiler / heat pump with uninsulated primary pipework and with cylinder thermostat		
Is hot water storage indoors or in group heating system?	Yes	Insulation type	N/A
Insulation thickness [mm]	N/A		

Heating System - Dist. system losses and gains

Temperature adjustment [°C]	0	Control Category	2	Responsiveness category	1
Central heating pumps	1	Oil Boiler Pump	0	Oil boiler pump inside dwelling	No
Gas boiler flue fan	0	Warm air heating or fan coil radiators present	No		

Heating System - Energy Requirements (Individual)

Main space heating system efficiency [%]	543.43	Space heating efficiency adjustment factor	1.0000	Main space heating fuel	Electricity
Main water heating system efficiency [%]	252.14	Water heating efficiency adjustment factor	1.0000	Main water heating fuel	Electricity
Secondary heating system efficiency [%]	N/A	Fraction of heating from secondary heating system	N/A	Secondary space heating system fuel	None
Fraction of main space and water heat from CHP	N/A	Electrical efficiency of CHP	N/A	Heat efficiency of CHP	N/A
CHP Fuel type	N/A				

Summary for Part L Conformance (Applies to TGD L 2008/2011/2019 for new dwellings only)

BER Number		Building Regulations	2019 TGD L
BER Result	A2	Energy Value kWh/m ² /yr	46.72
CO ₂ emissions [kg/m ² /yr]	5.98		
EPC	0.245	EPC Pass/Fail	Pass
CPC	0.162	CPC Pass/Fail	Pass

Part L Conformance - Fabric

Conformity with Maximum avg U-value requirements	U-value [W/m ² K]	Pass/Fail	Conformity with Maximum U-value requirements	U-Value [W/m ² K]	Pass/Fail
Pitched roof insulated on ceiling	0.00	Pass	Roofs	0.15	Pass
Pitched roof insulated on slope	0	Pass	Walls	0.15	Pass
Flat Roof	0.15	Pass	Floors	0	Pass
Floors with no underfloor heat	0.00	Pass	External doors / windows / rooflights	1.40	Pass
Floors with underfloor heat	0.00	Pass			
Walls	0.15	Pass			
Percentage of opening areas [%]	28.99				
Average U value of openings	1.40	Pass			
Permeability test carried out and meets guidelines in TGD L				0.15 Pass	

Part L Conformance - Renewables (applies to TGD L 2019)

	Source	Renewables Primary Energy	Total Primary Energy	RER
+ Delivered energy	PV/Wind	0.00	0.00	
+ Delivered energy	Other	0.00	0.00	
+ Delivered energy	Solar	0.00	0.00	
+ Delivered energy	Biomass	0.00	0.00	
+ Delivered energy	Biodiesel	0.00	0.00	
+ Delivered energy	Bioethanol	0.00	0.00	
+ Environmental energy	HP	2206.26	2206.26	
+ Saved energy	CHP	0.00	0.00	
+ District heating	District Heating	0.00	0.00	
+ Delivered energy	Grid	0.00	2219.01	
+ Delivered energy	Thermal	0.00	0.00	
SUBTOTAL		2206.26	4425.27	0.50 - Pass
Energy not used in Regulated Loads	PV/Wind/CHP	0.00	0.00	
TOTAL		2206.26	4425.27	0.50

Energy Requirements: Individual Heating Systems

	Fuel Type	Electricity Fuel Factors Date	Primary energy conversion factor	CO ₂ emission factor
Main space heating system	Electricity	Current	1.75	0.224
Secondary space heating system	None	Current	0.00	0.000
Main water heating system	Electricity	Current	1.75	0.224
Cooling System	None	Current	0.00	0.000
Pumps, fans	Electricity	Current	1.75	0.224
Energy for lighting	Electricity	Current	1.75	0.224

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