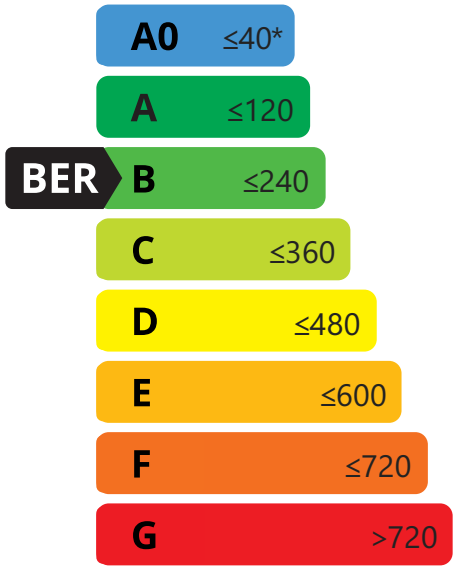
seai SUSTAINABLE ENERGY AUTHORITY OF IRELAND

Rialtas na hÉireann
Government of Ireland

Building Energy Rating (BER) Certificate

The rating for the building detailed below is: **B**

Address	**SECOND FLOOR, BLOCK A & B, ARRAN COURT, ARRAN QUAY, Dublin 7, D07 DHT3**
Validity [1]	**10 July 2026 - 09 July 2036**
BER number	**801165697**
Building type	**Offices and Workshop businesses**
Build year	**2026**
Assessor	**Sean Brady**
Assessor No.	**105105**
Assessor Company	**BM Environmental Ltd**
Assessor Company No.	**105003**



Units=kWh/(m^2.y)
* & ZEB[2] Criteria

Scan the QR code [3] for additional information about your BER and planning your home energy upgrade or visit **www.seai.ie/ber**



Building Energy Data

Annual Primary Energy [4]
Use per floor area: **156.71 kWh/(m^2.y)**
Total use: **90,036 kWh/y**

Annual Final Energy [5]
Use per floor area: **122 kWh/(m^2.y)**
Total use: **69,843 kWh/y**

Renewable Energy [6]
3% of total used
Produced on site: **2,645 kWh**

Building Energy Demand [7]
109 kWh/(m^2.y)

Global Warming Potential [8]
0 kg CO_2eq/m^2

Operational Greenhouse Gas [9]
21 kgCO_2eq/(m^2.y)

Building Energy Rating (BER) Certificate

BER number **801165697**

Additional Building Energy Data

Main Energy Carrier
Natural Gas

Renewable Energy Source
Heat-Pump-Ambient-Energy

Does the building have the capacity to react to external signals and adjust the energy consumption? [10]
No

Does the heat distribution system have the capacity to work at low or more efficient temperature levels?
Yes

Recommended Provider for Renovation Advice

seai SUSTAINABLE ENERGY AUTHORITY OF IRELAND

Sustainable Energy Authority of Ireland
3 Park Place, Hatch Street,
Dublin 2, D02 FX65
https://www.seai.ie
customer.service@seai.ie

Assessor Signature

Sean Brady

Assessor: **Sean Brady**

Building Energy Rating (BER) Certificate

BER number **801165697**

Explanatory Notes

The Building Energy Rating (BER) is an indication of the energy performance of this building. The calculation includes the energy use for space heating, water heating, space cooling, ventilation, lighting, and the energy produced by renewables. It is expressed as primary energy use per unit floor area per year (kWh/m^2.yr) on the basis of standard occupancy. The BER is calculated on the basis of data provided to and by the BER Assessor, and using the version of the assessment software when the BER was published. A future BER assigned to this building may be different, as a result of changes to the building or to the assessment software. An 'A0' rated building is a Zero Emission Building (ZEB ^{2}) and the most energy efficient.

1. Please be aware that should a subsequent BER assessment be carried out during this validity date, that this BER cert/number will be void and the subsequent certificate will replace this BER.
2. A Zero Emission Building is a building with a very low amount of energy, producing zero on-site carbon emissions from fossil fuels and producing zero or a very low amount of operational greenhouse gas emissions.
3. Scan the QR code or visit www.seai.ie/ber for additional information about your BER and planning your home energy upgrade.
4. Primary energy use is the total amount of energy used in a year. It includes the final energy used directly by the end-user, but also the energy inputs to transformation processes such as electricity generation and oil refining and other losses such as electricity transmission and distribution.
5. Final energy use is the energy used directly in the building in a year, inclusive of the efficiency of the buildings systems. Final energy does not include energy lost during the generation, transmission, and distribution of the energy.
6. Renewable energy produced in the building and the ground immediately surrounding a building.
7. Energy Demand is the calculated energy that needs to be delivered to maintain the requirements for indoor environmental quality regardless of its source or the efficiency of the systems.
8. The Global Warming Potential (GWP) over a building's whole life cycle indicates the building's overall contribution to emissions that lead to climate change. It brings together greenhouse gas emissions embodied in construction products, direct and indirect emissions from the use stage, and emissions related to disposal of products at the end of the life of the building.
9. Greenhouse gas emissions are the emissions associated with the energy consumption of the technical building systems expressed as the climate impact of different greenhouse gases in terms of the amount of CO_2 that would cause the same amount of warming.
10. A capacity to react to external signals and adjust the buildings energy consumption, generation, and storage automatically helping reduce costs, and ease pressure on the electricity grid at periods of high demand.