

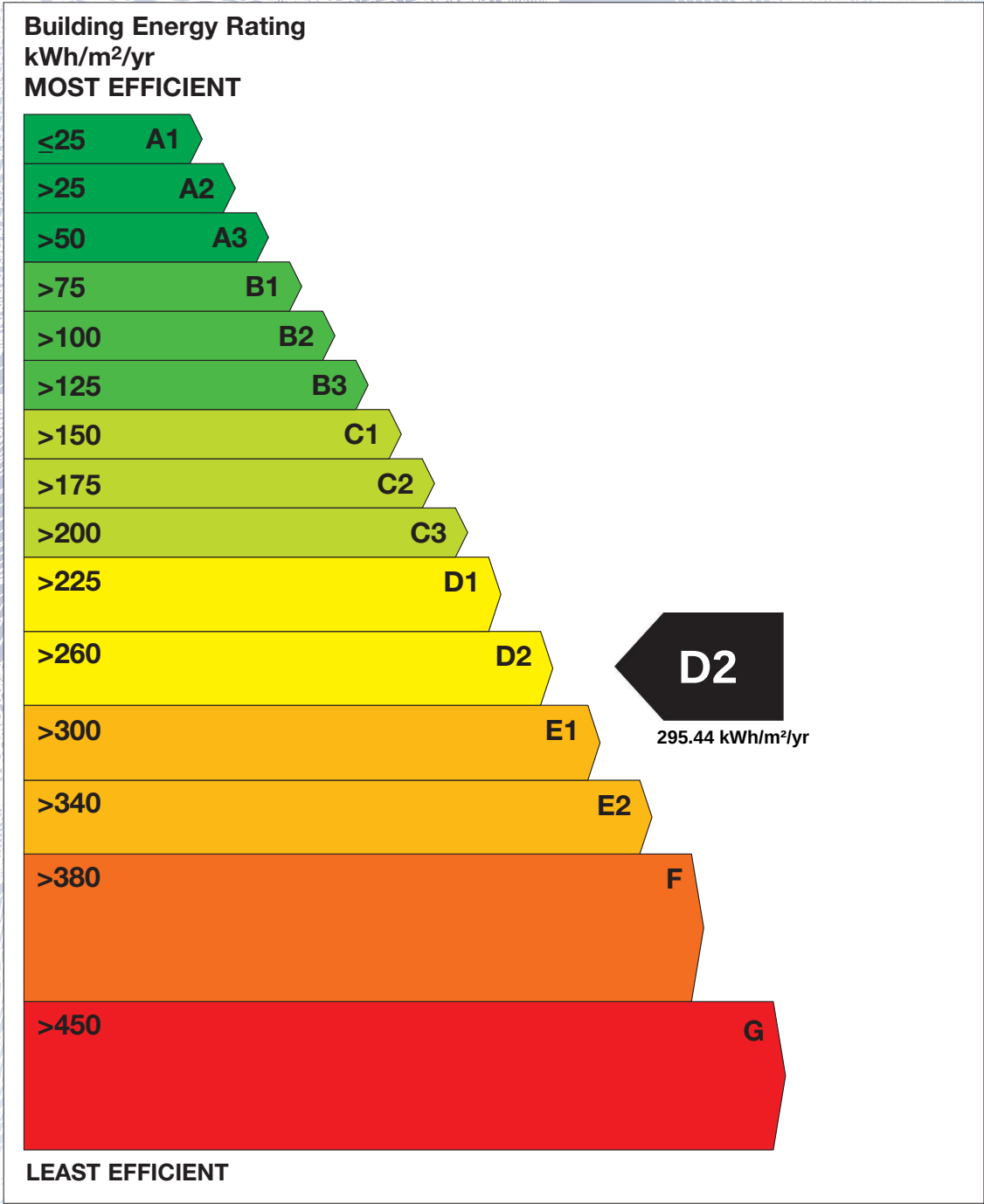
Building Energy Rating (BER)

BER for the building detailed below is: **D2**

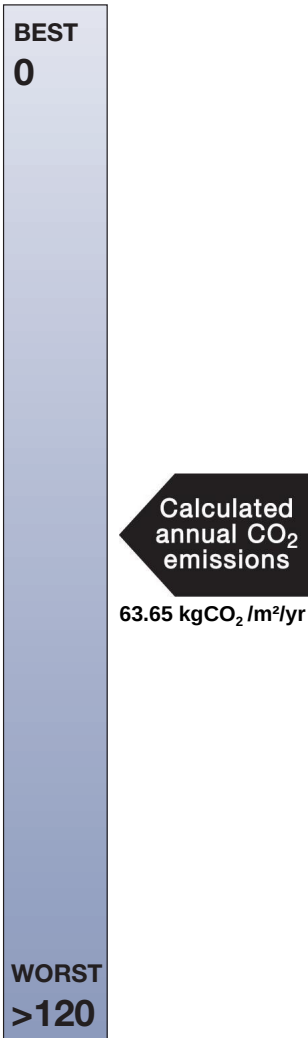
Address	43 KIRWAN STREET DUBLIN 7
Eircode	D07N4C0
BER Number	101780872
Date of Issue	18/04/2025
Valid Until	18/04/2035
Assessor Number	105877
Assessor Company No	105873

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.



Carbon Dioxide (CO₂) Emissions Indicator
kgCO₂/m²/yr



The less CO₂ 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.