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**26 January 2011**

**Our Ref: F/2010/1062/MPK/CS**

**Re: Erection of dwelling & garage at Drumshancorrick Roslea**

**The Building Regulations (NI) 2000 (as amended)**  
**Energy Performance**

In order to comply with Part F (Conservation of Fuel & Power) it has been necessary to calculate the Target Carbon Dioxide Emissions Rate (TER) for the proposed dwelling. The TER is the minimum acceptable energy performance and is the target established for the mass of carbon dioxide produced by the dwelling and is given in units of kg per m<sup>2</sup> of floor area per year. This target is for the provision of heating, hot water, ventilation and fixed internal lighting for a standardised household.

A Dwelling Carbon Dioxide Emissions Rate (DER) has also been calculated based on the dwelling details as proposed (the DER must be equal to or less than the TER). When the dwelling has been completed you will be required to submit a further calculation to confirm that the DER for the dwelling as built does not exceed the TER.

The calculation is carried out using Standard Assessment Procedure (SAP) 2005 and details for your dwelling as designed are as follows:

**SAP: 73 TER: 33.34 DER: 31.70**

**Please note that any changes from the standards specified on the approved plans are likely to affect the DER. The form of heating (both primary and secondary) has a substantial impact on the DER in addition to several other considerations for example, the type of insulation used, size of windows etc. You are advised therefore to ensure strict compliance with the approved plans and details as enclosed.**

Your builder will be required to demonstrate that an effective system of inspection is in place to ensure that the construction standards achieve the required level of consistency.

When the dwelling is complete it will be necessary for you to arrange for an air permeability test to be carried out **if** the pressurisation test design value used in your SAP calculations is less than 15. The results of this test are taken into account when calculating the DER for the completed dwelling.

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**A Completion Certificate cannot be issued until the work has been found by inspection to comply with the requirements of the amended Building Regulations AND the information listed below has been received by Building Control**

1. Calculations to confirm the Design Carbon Dioxide Emissions Rate (DER).
2. SAP Energy Rating Notice.
3. Confirmation of compliance with the Department for Communities and Local Government (DCLG) 'Accredited construction details' or equivalent level of performance.
4. Results of air permeability and air pressure testing (if required).
5. Notice signed by a suitability qualified person confirming that all fixed services have been properly commissioned.
6. Confirmation that the building owner has been given sufficient information, including operational and maintenance instruction to enable the dwelling and its services to be operated and maintained in an energy efficient manner.
7. Confirmation that a Notice regarding performance capabilities of each hearth, fireplace, flue or chimney has been provided to the building owner.
8. Confirmation that if the room containing the kitchen has an appliance which burns solid fuel or a heating appliance which can cause spillage of combustion products, an air spillage test has been carried out with the extract fan/s operating and details of the results submitted.