

2010 Energy Upgrades Quality Control and Standards 2011 Actions

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2010 Upgrades

- Tipperary local Authorities retrofitted c. 200 dwellings.
- 95% of dwellings from G/ F to a C1.
- 5% C2/C3 (mainly small floor area).
- Average price ~ €8,500.
- C. 50 Contractors.
- 10 BER assessors
- Significant Work!!!

Local Authority Social Housing
Workshop on upgrading and Building Energy Rating



How?

- Tipperary Housing Sections Group
- TEA technical advice
- BER panel in place
- Methodology of identifying cost effective works
- Standard work requirements
- Contractor seminars and training
- Quality Control training for Clerk of Works

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How?

- **BER Process**
 - Tendered for qualified Experienced BER assessors
 - >85% in BER exam, minimum number of assessments, construction related background.
 - BER Assessors given a template of measures, starting from most cost effective to reach a c1.
 - This template drove the tender requirements.
 - BER Referenced a standard specification of measures
- **Specification**
 - Local authority specifications
 - HES code of practice
 - Building Regulations
 - TEA and LA Experience

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Lessons from 2010

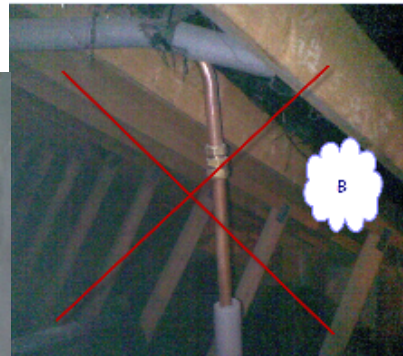
Significant admin burden on large Local Authorities

- Tendering, even in lots
- TCC/ C2
- Clerk of works time to audit QA (1 per 50 houses)

Still poor standards from contractors

- Variation of standards employed by contractors
- Poor knowledge of the building regulations
- Workshops held with contractors before and after last year's work program -> Improved Specification

Lessons from 2010



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Solutions in 2011

- Quality Control**
- **Improved specification**
 - Input from all parties including contractors
 - Training course mandatory for all employees
 - 1-day course on building services
 - 1-day course for fabric improvements
 - Closer link with building professional (BER assessor)
 - **Greater penalties and Quality control**
 - Third party building professional sign off
 - Penalty for re-visiting dwellings

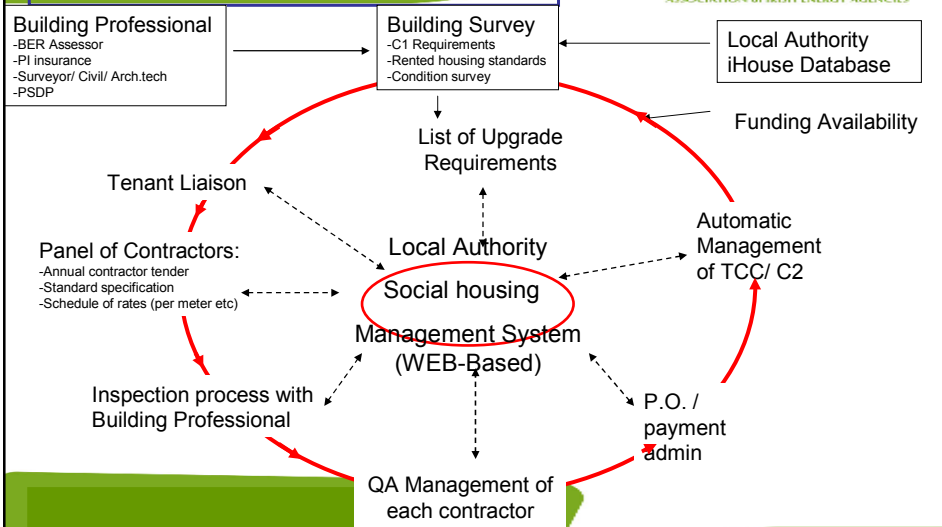
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Solutions in 2011



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