



Traditional Homes Pilot

4th December 2024

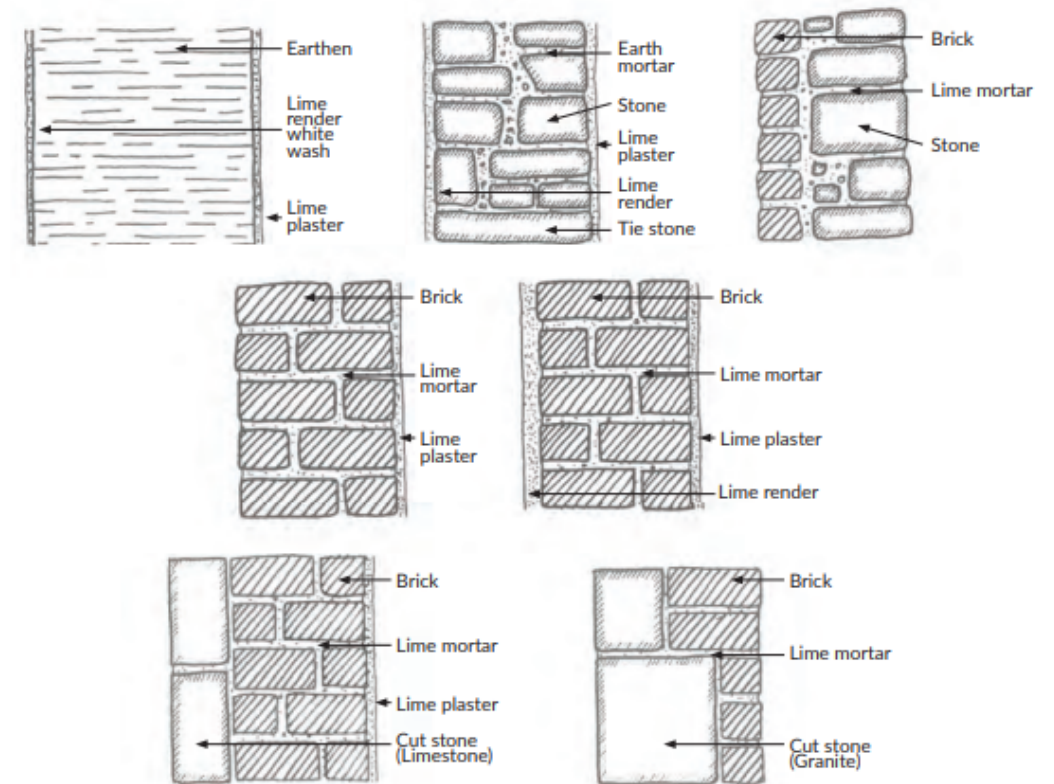


Rialtas na hÉireann
Government of Ireland

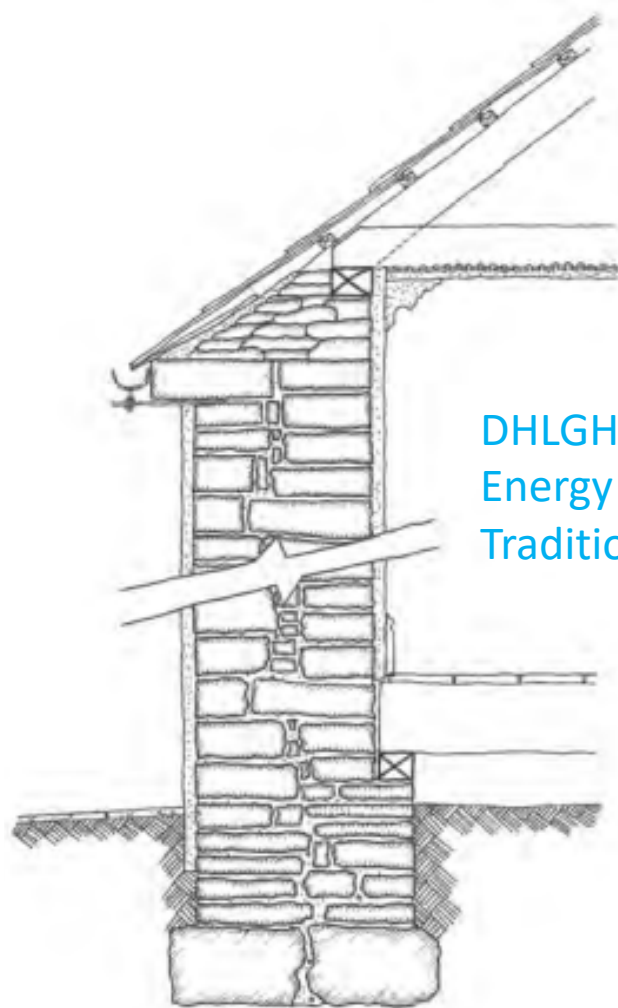
www.seai.ie

Traditional Building

- There are a wide variety of traditional buildings throughout the country.
- This mainly includes those built with solid masonry walls of brick, stone, or clay, using lime-based mortars, often with a lime or earthen-based render finish, single-glazed timber or metal-framed windows and a timber-framed roof usually clad with slate but often with tiles, copper, lead or, less commonly, corrugated iron or thatch.
- Approx. 270,000 homes in Ireland were constructed prior to 1945 and were predominately, though not all, of traditional construction.

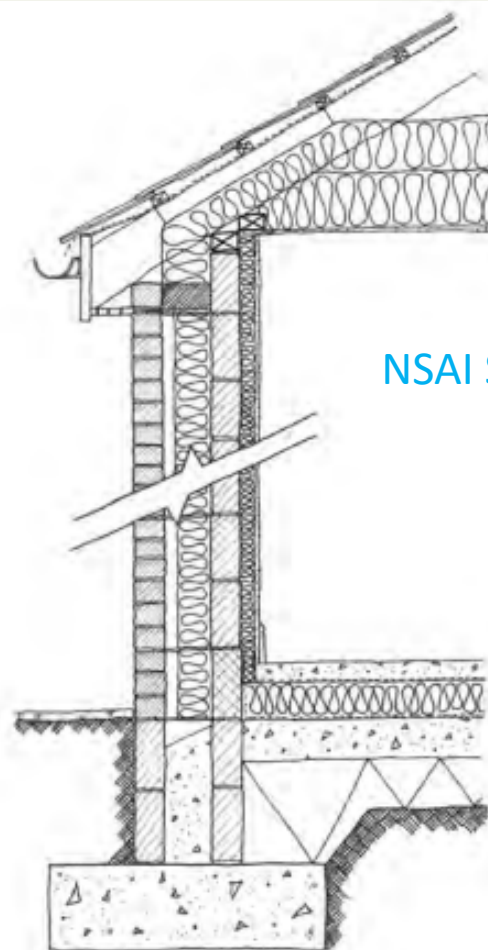


Traditional Building Construction



DHLGH Improving
Energy Efficiency in
Traditional Buildings

Traditional building wall



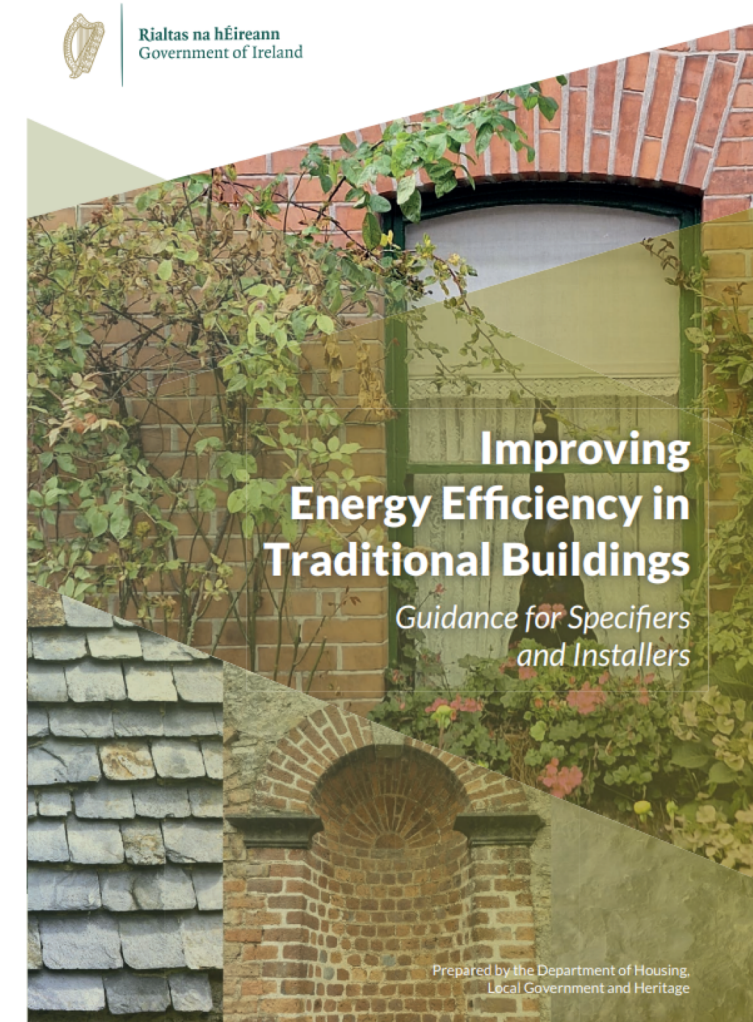
NSAI S.R.54

Typical insulated modern cavity wall

Traditional Homes Pilot

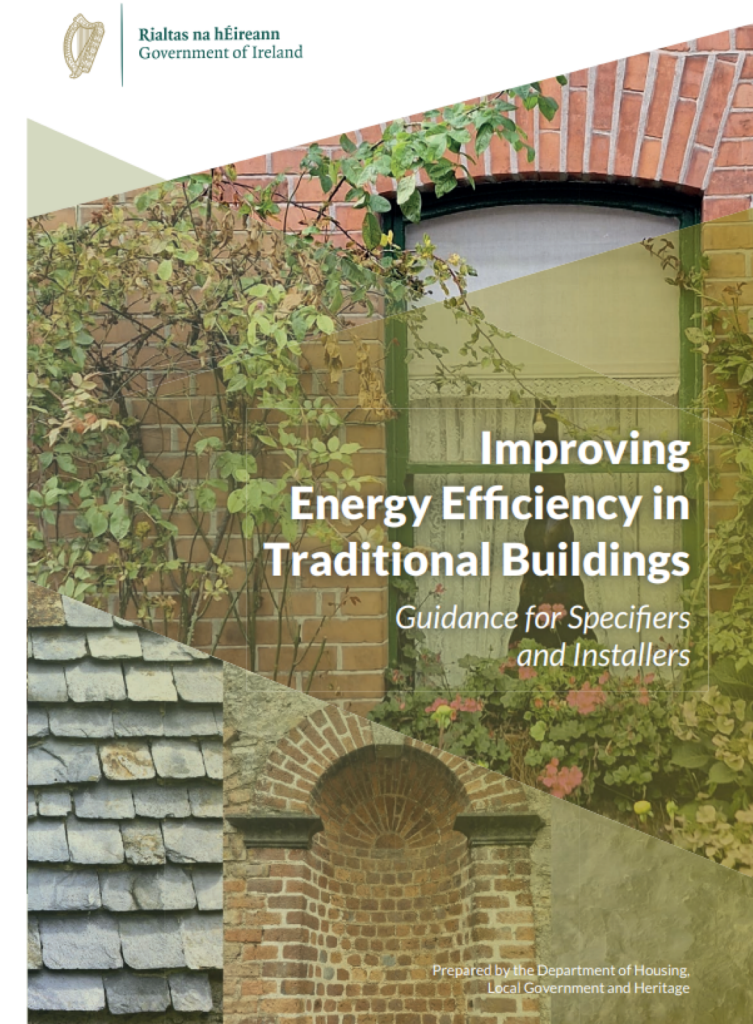
- ~ 250,000 homes in the country that are traditional buildings
- Understand the technical aspects, materials and costs of the solutions required for traditional homes to inform future support
- Works delivered in accordance with DHLGH guidance document ***Improving Energy Efficiency in Traditional Buildings***
- Supports the Climate Action Plan target for the delivery of 500,000 home energy upgrades to BER B2 or a cost optimal equivalent standard.
 - Built To Last case studies (www.dublincity.ie/built-last-case-studies)
 - Savings: 213 kWh/m²/yr and 7.8 tonnes CO₂/yr
- Retrofit can produce lower CO₂ emissions than demolition + rebuild*

* Energy Upgrading of Traditional Buildings for Low Embodied and Life Cycle Emissions



Traditional Homes Pilot

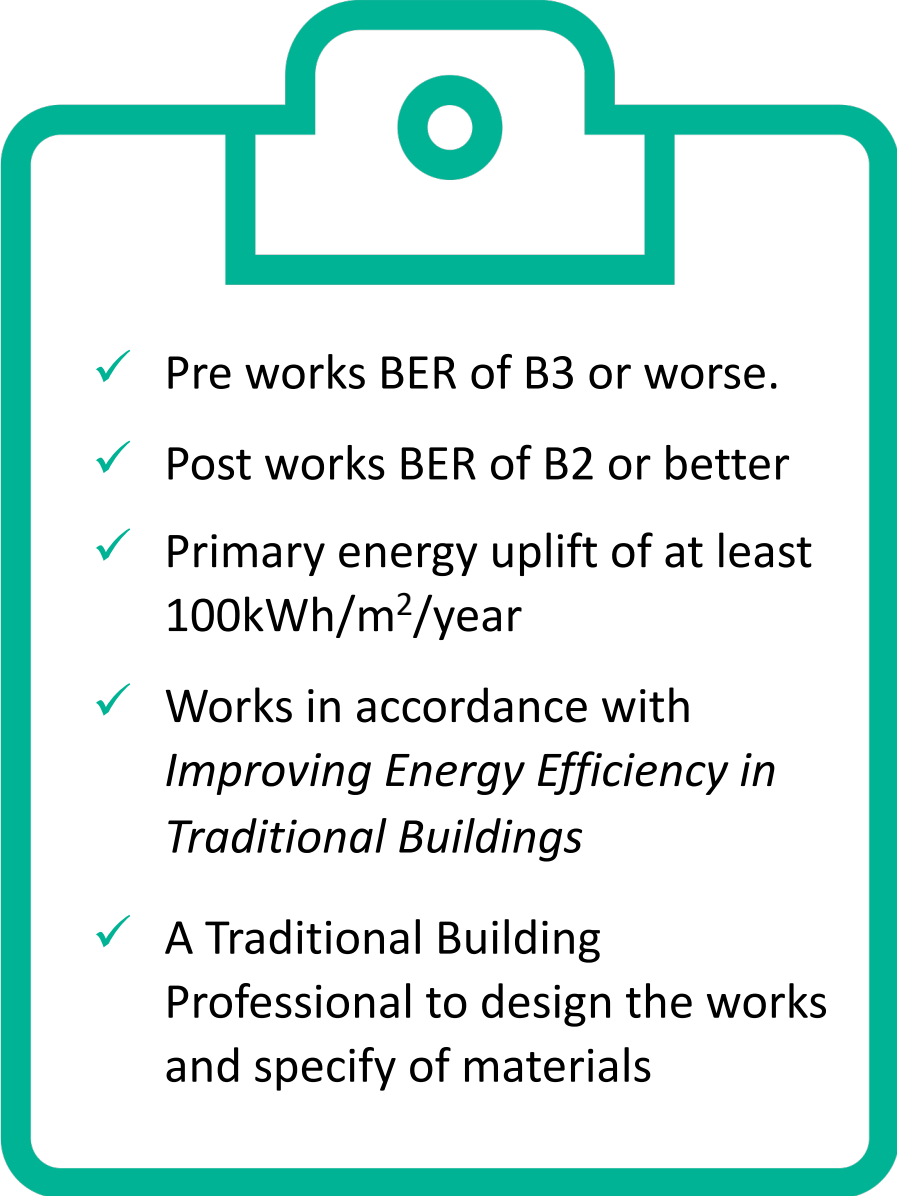
- Phase 1: Information that will allow us develop more bespoke support for traditional buildings
- Mechanism for the Pilot (i.e. OSS)
- Flexibility: indicative targets/values but can be relaxed where TBP qualifies proposed values (more on this in next few slides)
 - Appreciate there are limitations



Role of the Traditional Building Professional

- A traditional building professional must be engaged by the homeowner at the outset to oversee the works.
- Must meet the qualification requirement in Table 1
- Must have Professional Indemnity insurance in place to cover the project type and scale.
- Required to sign the Traditional Homes Declaration of Works

Qualification	Additional qualifications/competencies
RIAI-registered architect	RIAI Accredited Conservation Architect relevant experience in the cost-optimal thermal upgrade of traditional buildings
SCSI-registered surveyor	Conservation accreditation + an understanding of applied building physics relevant to traditional buildings. Relevant experience in the thermal upgrade of traditional buildings
Engineers Ireland-registered engineer	Chartered engineer: Conservation Accreditation Register for Engineers Relevant experience in the cost-optimal thermal upgrade of traditional buildings

- 
- ✓ Pre works BER of B3 or worse.
 - ✓ Post works BER of B2 or better
 - ✓ Primary energy uplift of at least 100kWh/m²/year
 - ✓ Works in accordance with *Improving Energy Efficiency in Traditional Buildings*
 - ✓ A Traditional Building Professional to design the works and specify of materials

- Projects delivering a **significant energy upgrade but falling below the required B2 level** or Primary energy uplift of at least 100 kWh/m²/year can be discussed with the SEAI to review eligibility prior to works.
- **In the absence of Irish Agrément certification** for specified materials, materials are still required to be ‘proper materials’ in line with Part D of the Building Regulations so engagement with local building control officer is advisable.

Minimum Standards

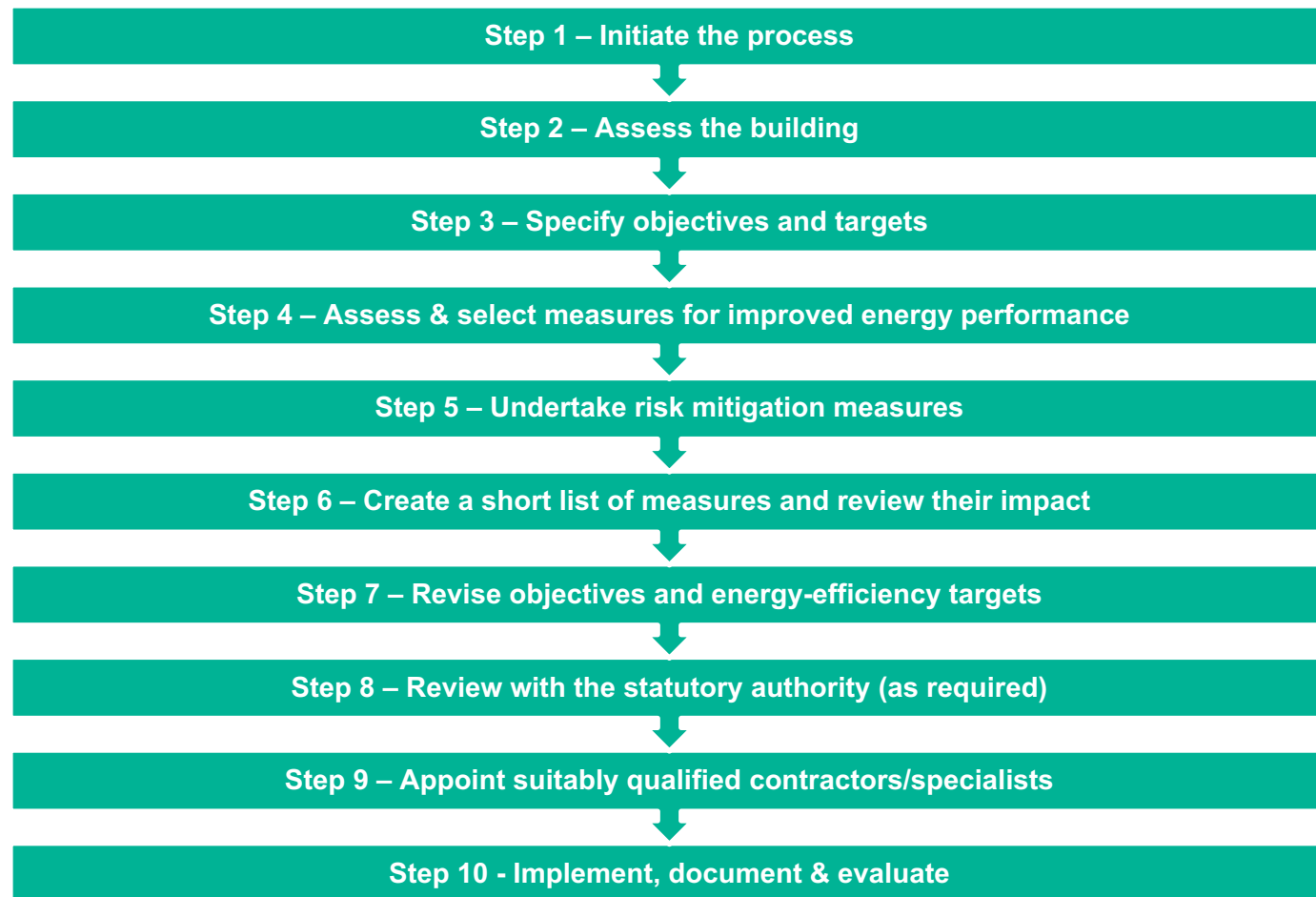
- Where the **Traditional Building Professional specifies a higher u-value** for any measure on the basis that it is the most appropriate solution for that element, then this can still be reviewed and approved by SEAI.
- The key this is that it is the **right** solution. We do not want people to use the wrong materials just to get a better u-value/rating

Measure	Requirement ^{1,2} (U-value or notes)
Ceiling Insulation	U Value: 0.16 W/m ² K
Rafter Insulation (incl. flat roof)	U-value: 0.20 W/m ² K (0.22W/m ² K)
Cavity Wall Insulation	Domestic-Technical-Standards-and-Specifications.pdf
External Wall Insulation	U-value: 0.50 W/m ² K
Internal Wall Insulation	
Windows	1.4 W/m ² K (Window Replacement) Dwellings on the Record of Protected Structures/Proposed Protected Structures / ACA •2.4 W/m ² K (secondary glazing) •replacement window unit must, in as much as is physically feasible, achieve a U-value for the glazing of envelopes of 2.1 W/m ² K.
External Doors	1.4 W/m ² K (Door Replacement) Dwellings on the Record of Protected Structures /Proposed Protected Structures / ACA replacement window envelopes must, in as much as is physically feasible, achieve a U-value for the glazing of envelopes of 2.1 W/m ² K.
Floor Insulation	U-value: 0.36 W/m ² K (or 0.15 W/m ² K for underfloor heating)
Notes: 1.Works to be completed as advised by the Traditional Building Professional and in accordance with the Improving Energy Efficiency in Traditional Buildings: Guidance for Specifiers and Installers (DHLHG) and the SEAI Domestic-Technical-Standards-and-Specifications where applicable. 2. For buildings of architectural or historical interests or permeable traditional construction, refer to Part L of the Building Regulations, paragraph 0.6.	

Extract from requirements table – see Application Guide

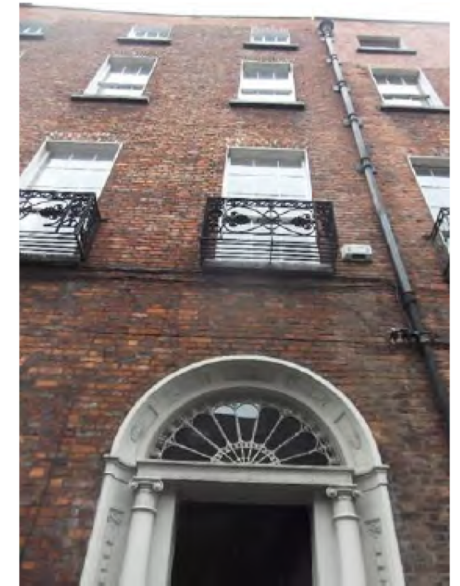
Retrofit Plan

- All grant applications must be accompanied by a Retrofit Plan in accordance with **EN 16883:2017**.
- Early engagement with the local authority building control officer is important.



Historic Character

- It is important any retrofit works does not irreparably damage the historic building fabric or undermine the building's character.
- In developing the Retrofit plan, early engagement with the **local authority building control officer** is important.
- Where an installation would impact on the character of a protected structure, a proposed protected structure, or a building located in an ACA (*Architectural Conservation Area*), early consultation with the **local authority architectural conservation officer** is also important.
- The aim should be to improve energy efficiency as far as is reasonably practicable, taking care not to prejudice the character of the building or increase the risk of long-term deterioration of the building fabric.
- Traditional building professional appointed by the homeowner will design/specify the works proposed in line with above principles.



OSS Service	Detached	Semi-D / End Tce	Mid Terrace	Apartment
Heat Pump	€6,500			€4,500
Central Heating System for Heat Pump	€2,000			€1,000
Heat Pump Air-to-Air	€3,500			
Heating Controls	€700			
Launch bonus	€2,000			
Ceiling Insulation	€1,500	€1,300	€1,200	€800
Rafter Insulation	€3,000	€3,000	€2,000	€1,500
Cavity Wall Insulation	€1,700	€1,200	€800	€700
External Wall Insulation	€8,000	€6,000	€3,500	€3,000
Internal Wall Insulation	€4,500	€3,500	€2,000	€1,500
Windows (Complete Upgrade) *	€4,000	€3,000	€1,800	€1,500
External Doors (max. 2)	€800 per door			
Floor Insulation	€3,500			
Solar Thermal	€1,200			
Solar PV	Up to €2,100			
Mechanical Ventilation	€1,500			
Air Tightness	€1,000			
Home Energy Assessment	€350			
Project Management	€2,000	€1,600	€1,200	€800

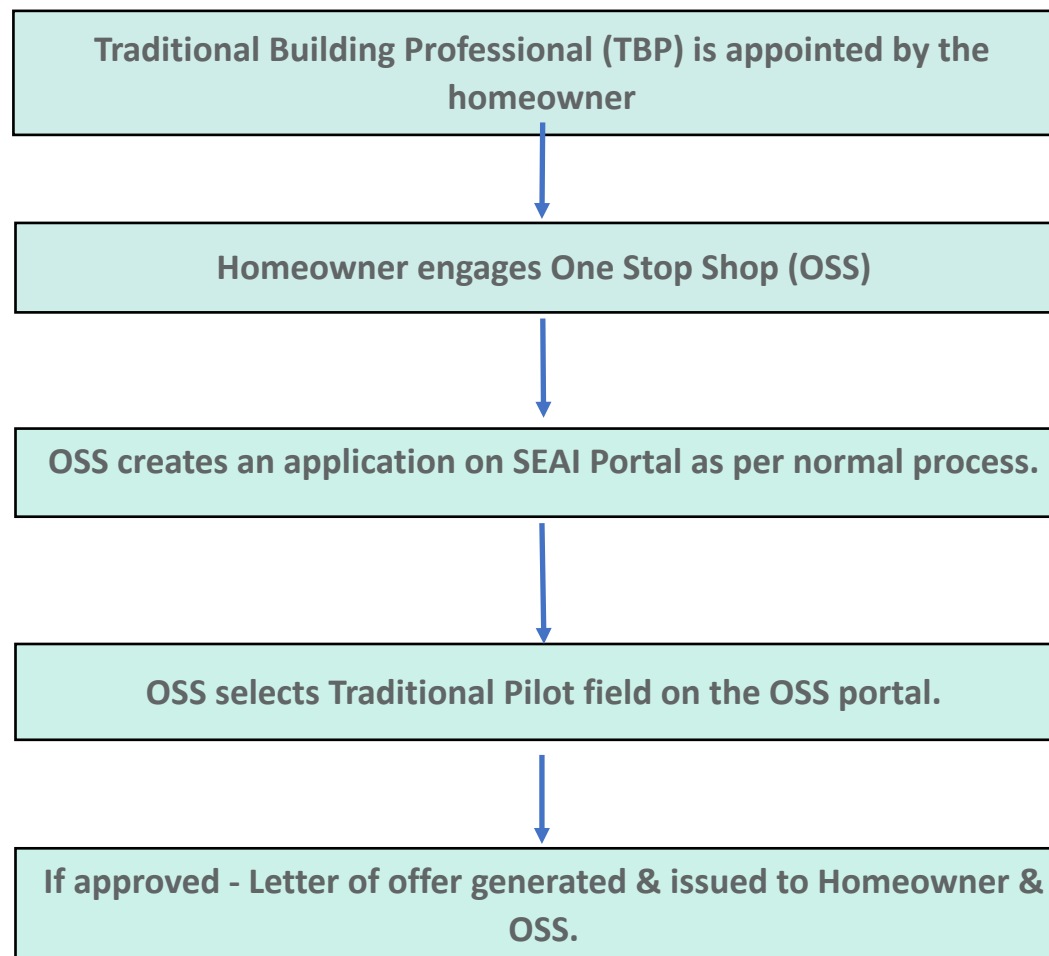
Levels of funding & measures available

The pilot will offer the same grants at the same level as available in the NHEUs which can be delivered by registered One Stop Shop.

The Pilot will offer a better insight on the costs associated with the energy upgrade of traditional buildings to inform future support.

* In buildings where historic windows and doors are to be retained, **secondary glazing systems can be supported by the windows grant** providing it meets the schemes requirements.

Application Process



Traditional Homes Declaration of Works (DOW)

- In the absence of Irish Agrément certification or equivalent for specified materials, need to ensure they are ‘proper materials’ in accordance with Part D the Building Regulations.
 - early engagement with the local building control officer is important
- Traditional Building Professional must sign the DOW to confirm the works are completed in accordance with Improving Energy Efficiency in Traditional Buildings guidance document.

Other engagement

- BER Assessors: working with the BER team to put together a webinar to assist assessors (end of Feb)
- Building Control: engaging with NBCO to get a slot in their next CPD Day (Q1 2025 but participation TBC)
- Implementation Group: we will have a small group of people with expertise who we will meet with to discuss proposals etc and get their insights

Thank you for listening

For more information visit seai.ie

