

Case Study

Decision to Invest in a Certified Passive House or
Invest in Current Building Regulations Standard
House?



Typical Proposed House Details

- Floor Area 200 m²
- External Wall Area 250 m²



Building Cost Options*

- Certified Passive House - €230,000.00
- Low Energy House - €222,500.00
- Current Building Regulations - €219,000.00

Heating Costs Year One - 2012

- Certified Passive House - €240.00
- Low Energy House - €680.00
- Current Building Regulation - €1,380.00

Initial Building and Heating Costs



30 Year Mortgage Costs

- Certified Passive House -€304,000.00
- Low Energy House - €301,125.00
- Current Building Regulations - €295,350.00

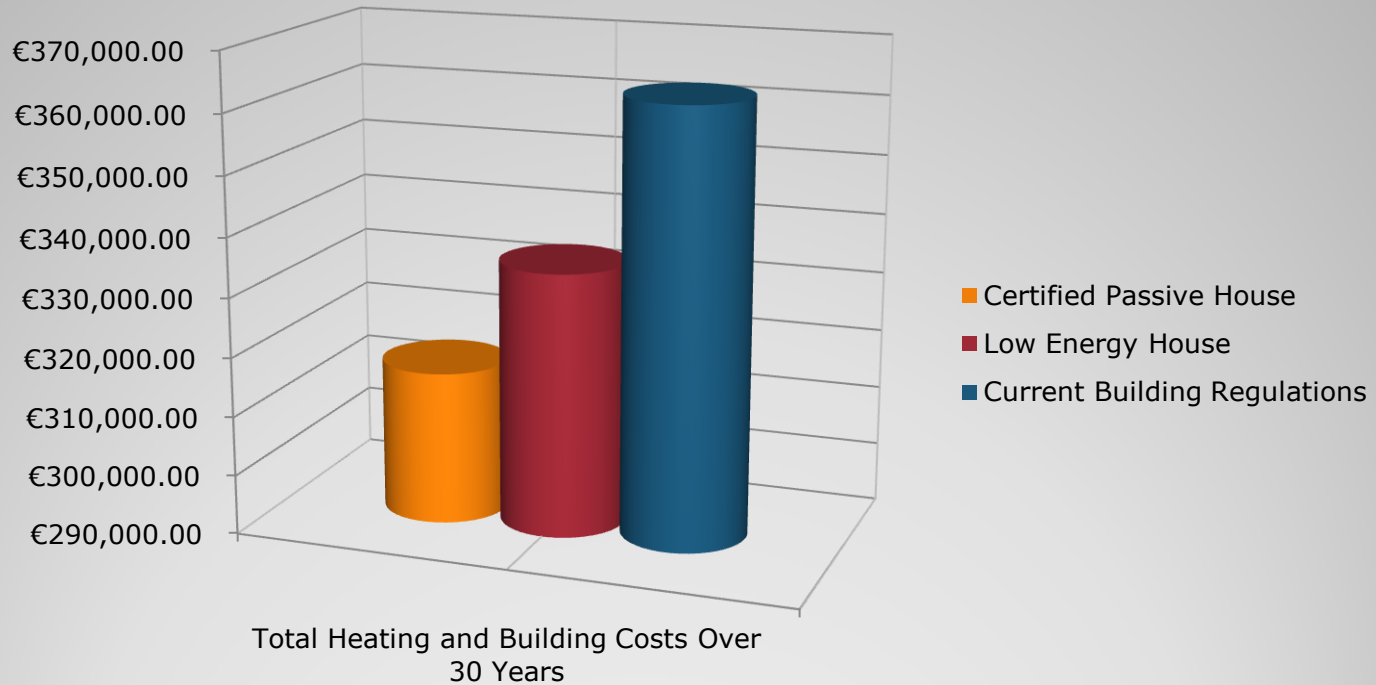
30 Year Heating Costs

- Certified Passive House -€11,760.00
- Low Energy House - €33,320.00
- Current Building Regulations - €67,620.00

**Building and Heating Costs Over
30 year Period**



- **Mortgage and Heating Costs after 30 year period**



Costs/Savings Over Time



- Passive House and Current Building Regulations are getting closer in terms of part L which covers conservation of Fuel and Energy – Dwellings
- Passive House External Wall calculated at €44.00 per m² extra over in comparison to current building regulation standards
- * Building costs include substructure and superstructure works
- All houses comparisons are based on each having HRV and airtightness works
- Mortgage amounts are based on building costs less client savings of €40,000.00 over 30 years
- Repayment amounts are sourced from Bank of Ireland and AIB mortgage calculators – see mortgage comparison website for updated rates etc.
- Heating costs are calculated using PHPP software
- Heat costs are based on 2012 prices
- Heating costs after 30 years are calculated using initial cost on year one, at a 3% inflation rate, compounded annually over 30 years

Assumptions/Clarifications

