

**Improving the Energy Efficiency of Buildings:
Buildings Certification in the new Directive
on the Energy Performance of Buildings**

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Current Status

Directive 2002/91/EC of the European Parliament and of the Council of 16 December 2002 on the Energy Performance of Buildings.

-Published in the Official Journal on 4 January 2003.

-Entered into force on day of publication.

-”M.S. shall bring into force the laws, regulations and administrative provisions necessary to comply with this Directive at the latest on 4 January 2006”. (Article 15)

Objectives and measures of Buildings Directive

Objectives

- To promote improved energy performance in buildings in EU by cost-effective measures.
- To promote convergence of building standards towards those of Member States that already have ambitious levels.

Proposed measures

- A methodology for integrated energy performance standards.
 - Application of such standards on new and renovated buildings.
 - **To establish certification schemes in M.S. for all buildings.**
 - Inspection of boilers/heating and cooling installations.
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Methodology for integrated energy performance of buildings

A common methodology for integrated minimum standards

The standards:

-integrate insulation, heating, hot water, cooling, ventilation, built-in lighting, heat recovery, renewable energy, CHP electricity, district or block heating and cooling, passive and natural, lighting, cooling and ventilation systems, indoor and outdoor climate, and position and orientation of the building.

-can be expressed in simple energy indicators.

-are to be adopted by Member States for different categories of buildings taking into account climatic differences.

Minimum standards for all buildings

New buildings

Application of the minimum energy performance standards to most buildings.

Existing buildings

Application of the minimum energy performance standards to existing buildings greater than 1000 m² when the buildings undergo larger renovations (25%).

Why an Article on Certification in the new Directive ? (1/2)

- Article 2 of 93/76/EEC (SAVE Directive) on certification had a limited & uneven effect due to “soft” construction (but lessons have been learned).
- Construction Products Directive (89/106/EEC) & standardisation process for buildings products and services slow & doesn't include certification.
- Certification is a market-based instrument that increases information flow.
- Certification provides level playing field for consumers and industry.
- Can solve split incentive problem for builders/buyers & landlords/tenants.

Why an Article on Certification in the new Directive ? (2/2)

- Increased demonstration effect from display in public authority buildings.
- Most M. S. have some form of certification, but mainly voluntary.
- For existing buildings, certification schemes almost non-existent.
- Cost-effective in almost all cases.

How Certification? A Summary

Energy performance certificates for most new and existing buildings should be available when they are constructed, sold or rented out.

The certificates should:

- not be > 10 yrs old, but should describe actual energy-performance situation.
- include reference values & advice on how to improve energy performance.
- be displayed in large publicly owned, occupied & frequently visited buildings.

The certificates may:

- use voluntary agreements if equivalent, supervised and followed up by M.S.
- include the range of recommended & current indoor temps.

Text to Article 7, Energy Performance Certificate (1/5)

Article 7

Energy performance certificate

1. Member States shall ensure that, when buildings are constructed, sold or rented out, an energy performance certificate is made available to the owner or by the owner to the prospective buyer or tenant, as the case might be. The validity of the certificate shall not exceed 10 years.

Certification for apartments or units designed for separate use in blocks may be based:

–on a common certification of the whole building for blocks with a common heating system,

or

–on the assessment of another representative apartment in the same block.

Text to Article 7, Energy Performance Certificate (2/5)

Member States may exclude the categories referred to in Article 4(3) from the application of this paragraph, i.e., :

- protected monuments & places of worship,**
 - temporary bldgs. (<2 yrs.),**
 - industrial sites & workshops,**
 - non-residential agricult. bldgs with low energy demand or covered by national sectoral agreement on EP,**
 - short-term (< 4 months/yr) residential bldgs.,**
 - stand-alone bldgs. with useful floor space of < 50 sq. m.**
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Text to Article 7, Energy Performance Certificate (3/5)

2. The energy performance certificate for buildings shall include reference values such as current legal standards and benchmarks in order to make it possible for consumers to compare and assess the energy performance of the building. The certificate shall be accompanied by recommendations for the cost-effective improvement of the energy performance.

Text to Article 7, Energy Performance Certificate (4/5)

The objective of the certificates shall be limited to the provision of information and any effects of these certificates in terms of legal proceedings or otherwise shall be decided in accordance with national rules.

Text to Article 7, Energy Performance Certificate (5/5)

3. Member States shall take measures to ensure that for buildings with a total useful floor area over 1000 m² occupied by public authorities and by institutions providing public services to a large number of persons and therefore frequently visited by these persons an energy certificate, not older than 10 years, is placed in a prominent place clearly visible to the public.

The range of recommended and current indoor temperatures and, when appropriate, other relevant climatic factors may also be clearly displayed.

Recitals on Energy Performance Certification & Arts 10 & 14

- May be supported by programmes for equal access to improvements.
- May be carried out by ESCO`s that undertake identified investments.
- Public authority buildings should set example & be certified regularly.
- Dissemination of information from public sector should be enhanced by displaying energy certificates.
- The displaying by the public sector of officially recommended and actual indoor temperature should discourage misuse.
- Certification & advice in independent manner by qualified and/or accredited experts, independently or employed by public or private companies (Art. 10)
- Regulatory Committee (Art. 14).

The Way Forward

- **Member States now very active in planning and preparing for implementation.**
 - **EPD listed as priority in Work Programmes for 6th RTD FWP and in Programme for Intelligent Energy for Europe.**
 - **Results of this and other projects, workshops & conferences can and should be fed into Committee work.**
 - **Workshop on standardisation & certification in Brussels on 31 March- 1 April. (Objective: Harmonisation of certification.) Others planned.**
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