



Delivering on the European
Green Deal and Fit for 55

Proposal for the recast of the

Energy Performance of Buildings Directive (EPBD)

-- continued --

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ENER/B - Just Transition, Consumers, Energy
Efficiency and Innovation

Unit ENER B.3 – Buildings and products

Outline

- Nearly zero-energy buildings (NZEBs), zero emission buildings (ZEBs) and the taxonomy
- Energy performance certificates (EPCs)
- Financing
- Questions and discussion



Nearly zero-energy buildings (NZEBs), zero emission buildings (ZEBs) and the taxonomy - 1

- **Taxonomy Delegated Act**, sub-section 7.1.: *“Constructions of new buildings for which: 1. The Primary Energy Demand (PED) defining the energy performance of the building resulting from the construction, is at least 10 % lower than the threshold set for the nearly zero-energy building (NZEB) requirements in national measures implementing Directive 2010/31/EU”*
- **EPBD**, Article 2(2): **nearly zero-energy building (NZEB)**: a building with a very high energy performance where the very low amount of energy should be covered to a very significant extent by energy from renewable sources
- **EPBD proposal: zero emission building (ZEB)**: *“a building with a very high energy performance, as determined in accordance with Annex I, where the very low amount of energy still required is fully covered by energy from renewable sources generated on-site, from a renewable energy community [...] or from a district heating and cooling system, in accordance with the requirements set out in Annex III”*

Nearly zero-energy buildings (NZEBs), zero emission buildings (ZEBs) and the taxonomy - 2

- **After 1 January 2030** – and 1 January 2027 for public authorities' buildings: ZEBs compulsory for all new build => no conflict between NZEB and ZEB criteria
- **Before 1 January 2030** – and 1 January 2027 for public authorities' buildings:
 - If ZEB energy consumption ceiling below national NZEB ceiling -10% => both ZEB and NZEB taxonomy-compliant, including NZEBs which do not fulfil the other 'ZEB only' criteria, i.e. the 0 operational on-site emissions, on-site/local renewable coverage and disclosure of the lifecycle GWP (Annex III)
 - If ZEB ceiling above national NZEB ceiling -10% => NZEBs will remain taxonomy-compliant and Commission to ensure that ZEB buildings are also taxonomy-compliant

Energy Performance Certificates (EPCs) - 1

Current EPBD

- Article 3 (energy performance calculation national methodology) and 11 (EPCs): EPCs must contain the energy performance of a building, based on national calculation methodologies in accordance with Annex I. Energy consumption based on 'calculated or actual' energy use.
- EPCs in all Member States, based on same principles

Proposal

- Objectives: further increase (1) quality and comparability, (2) coverage and (3) access
 - (1) Updated template with more indicators, harmonised A to G scale
 - (2) EPC mandatory for more building categories / trigger points
 - (3) Compulsory database with EPC data and future implementing act on access to data

Energy Performance Certificates (EPCs) - 2

AI for buildings' energy performance

- Own understanding: “system that helps in better describing a certain environment and helps in taking action to achieve certain goals” => (1) assess buildings' energy performance and (2) refine mortgage risk assessment

EPCs coverage level

- 2 perspectives:
 - Idiosyncratic: trigger for individual building
 - Systemic: example for MEPS
- How can Member States further increase the coverage?



Financing

- **Mortgage portfolio standards:** EPBD proposal (articles 2 and 15): *‘mechanisms incentivising mortgage lenders to increase the median energy performance of the portfolio of buildings covered by their mortgages and to encourage potential clients to make their property more energy-performant along the Union’s decarbonisation ambition and relevant energy targets in the area of energy consumption in buildings, relying on the definition of sustainable economic activities in the EU Taxonomy’*
 - Mentioned as example
 - 2 dimensions: (1) stock and (2) relative improvement
- **Combined policies** to deliver on the 2050 net 0 objective



Thank you

Useful links

<https://ec.europa.eu/energy/sites/default/files/proposal-recast-energy-performance-buildings-directive.pdf>

https://ec.europa.eu/commission/presscorner/detail/en/ip_21_6683

https://energy.ec.europa.eu/topics/energy-efficiency/energy-efficient-buildings/energy-performance-buildings-directive_en

https://ec.europa.eu/info/law/better-regulation/have-your-say/initiatives/12910-Energy-efficiency-Revision-of-the-Energy-Performance-of-Buildings-Directive_en