Proposal for the recast of the Energy Performance of Buildings Directive (EPBD) -- continued --

Thibault Roy
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 for your attention!
Useful links


