

## The EPBD recast (COM 2008(780) final) – Overview and main changes

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- The **revised EPBD (*Energy Performance in Buildings Directive*)** keeps the holistic **approach** towards buildings as set out in **the original 2002/91/EC Directive** and **maintains its key features**. These are: The obligation for MS to develop an integrated methodology to rate energy performances, to set national minimum energy performance requirements for new and existing buildings that undergo major renovation, to introduce an energy performance certificate and to put in place regular inspections of heating and air-condition systems.
- However, once MS have implemented the revised EPBD (probably early 2014), the reviewed Directive **will cover all buildings irrespective of size** since the 1000m<sup>2</sup> threshold for major renovation has been deleted. In addition to that, minimum requirements for building components are introduced which sets standards also for smaller replacements and renovations.
- A **benchmarking methodology to push-up MS minimum energy performance requirements towards a cost-optimal level** is set out in the annex of the Directive and will be further developed in a comitology process. MS will have to justify to the COM if the gap between current requirements and cost optimal requirements is more than 15%.
- As of 31 December 2020, all **new buildings in the EU will have to consume 'nearly zero' energy** and the energy should to a significant extent be covered from renewable sources. For all new constructions, alternative systems such as decentralised supply systems and district heating and cooling have to be considered.
- The **role and quality of the energy performance certificates**, as well as the **inspections** will be **strengthened**. The energy performance indicator given on the certificates will have to be used in advertisements for sale and rent. The energy performance certificates will become more useful they will contain recommendations to the owner as to how the energy performance can be improved. MS also have to set up an independent control system and are required to introduce penalties for non-compliance.
- The **exemplary role of the public sector** is emphasised further with lower thresholds for display and issuing of certificates for public buildings and an earlier deadline for those buildings to be nearly zero energy buildings (in 2018).