

QUESTIONNAIRE ON ENERGY PERFORMANCE CERTIFICATES (EPCs) IMPLEMENTATION

The Energy Performance Certificates (EPCs) are important instruments that should contribute to the enhancement of the energy performance of buildings. EPCs play a central role in the context of the Article 20 (2) EPBD, which asks Contracting Parties to provide information on the energy performance certificates and the inspection reports, on their purpose and objectives, on the cost-effective ways and, where appropriate, on the available financial instruments to improve the energy performance of the building to the owners or tenants of the buildings.

Following the EPBD, an EPC shall include the energy performance of a building and the reference values, as well as the recommendations for the cost-optimal or cost-effective improvements of the energy performance of a building or building unit.

In order to be able to assess the level of implementation on the ground of EPCs, please fill in the Questionnaire below at the best of your data availability.

<p>Buildings certification process</p> <ul style="list-style-type: none"> • Which institution is responsible for checking that sale or lease or buildings, construction of new, and major renovation of old buildings, cannot take place unless a valid EPC is issued? • Please describe the formal process in place to ensure the requirement cannot be by-passed. • Are there relevant reports and/or statistics by the competent institution on the implementation of the mechanism? 	<p>The new Rulebook for energy performance of buildings is in process of preparation. The questions linked with energy performance of buildings are in accordance with the Rulebook for energy performance of the buildings which is still relevant since 2013.</p> <p>As it is defined in Energy Efficiency Law, according to art. 33, the seller or the lessor of a building or construction unit is obliged to provide insight into the certificate of energy performance before the sale or lease, as well as to submit it within five days to the buyer or lessee, in original or certified transcript, after the sale or lease. The seller or lessor of a building or construction unit is obliged to indicate the energy class of the building or construction unit.</p> <p>When the building is sold, the notary public is obliged to check whether these documents have been observed.</p> <p>When a certificate of energy performance characteristics of a building is issued for new buildings or reconstructed buildings or public</p>
---	--

	<p>owned buildings, the sole proprietor or the legal entity that has a license for performing energy audit should submit the certificate to the investors, i.e. the owners together with the completed statement as attached in the rulebook of this rulebook for compliance of the basic design for construction or reconstruction with the minimum requirements for energy characteristics.</p> <p>The sole proprietor or the legal entity that has a license for performing energy control, within 15 days from the issuance of the certificate for the energy characteristics of the buildings should submit a copy of it to the Energy Agency of the Republic of North Macedonia for the needs of keeping records. Certificates for energy performance of buildings are issued with a validity period of ten years. If during the period of validity of the certificate the building is subject to significant reconstruction, a new certificate should be issued for it.</p> <p>In order to prove the compliance of the basic design for construction of new buildings or significant reconstruction of existing buildings, including devices and plants in their composition, with the minimum requirements for energy performance of buildings from this Rulebook, the investor provides a statement of compliance of the basic design for construction or reconstruction with the minimum requirements for energy characteristics of the buildings (through energy control) of this Rulebook by a sole proprietor or a legal entity that has a license to perform energy control.</p> <p>After the implementation of the energy control, the sole proprietor, i.e. the legal entity prepares a report on the findings from the energy control in accordance with the Law on Energy and the Rulebook on Energy Control.</p>
<p>Monitoring</p> <ul style="list-style-type: none"> Is there an independent control mechanism in place to check and verify that issued EPCs implement the relevant requirements and methodologies? (Please describe) 	<p>According to Energy Efficiency Law, article 42, The Agency shall establish a system for verification of certificates for energy performance of buildings in order to verify the issued certificates through:</p>

<ul style="list-style-type: none"> • Are there relevant reports and statistics available from the operation of the mechanism? 	<ul style="list-style-type: none"> - checking the accuracy and completeness of the data for the building, i.e. the construction unit, on the basis of which the certificate for the energy characteristics of the building was issued and checking the reliability of the data stated in the certificate - checking the adequacy of the proposed measures for improvement of the energy characteristics in the report of the conducted energy audit - visit to the building, in order to check the adequacy between the data in the certificate for energy characteristics of the building and the actual condition of the building, at random <p>The holders of licenses for performing energy audits of buildings shall be obliged to submit the issued certificates for energy characteristics of the buildings to the Agency, no later than 15 days after the issuance of the certificate. The Agency shall maintain a register for recording the certificates for energy characteristics of the buildings and shall provide access to the register in order to check the certificates for energy characteristics of the buildings, at the request of a court, competent authority or a person with legal interest. The Minister shall adopt a Rulebook which regulates in more detail the procedures for establishment and functioning of the verification system, this Rulebook is in preparation.</p>
<p>Enforcement/Penalties</p> <ul style="list-style-type: none"> • Are there penalties foreseen for building owners or developers failing to issue an EPC in relation to sale, lease, major reconstruction of existing, or construction of a new building? Are there statistics on penalties levied? 	<p>The Law on Energy Efficiency provides a fine of 500 to 10,000 euros for legal entities if they do not meet the obligations prescribed by law to meet energy requirements and from 100 to 500 euros for individuals when selling or renting facilities if they have not highlighted the energy characteristic of the building.</p>
<p>Level of implementation of EPC</p> <ul style="list-style-type: none"> • Can you provide statistics on issued EPCs in recent years? • What actions or campaigns have been undertaken to inform the public of the objectives, procedure, and value of energy performance certification? 	<p>A deficiency in the issuance of certificates was identified in the Energy Law. This law has overcome this shortcoming with the Law on Energy Efficiency. After the adoption of the rulebooks, the preparation of campaigns in cooperation with the Energy Agency will start.</p>

