

EPCs and their role in stimulating the market of building renovation and new “green” buildings

EECG meeting

17 November 2020

Why focus on EPC

- ▶ Instrument to activate **market mechanisms** for achieving energy savings by upgrading the energy performance of buildings
 - ▶ **EPC standardisation** facilitates introduction of mandatory **minimum performance requirements** and effective **incentives** for public and private sector building renovations
 - ▶ **Raise awareness** on economic benefits of energy renovations
 - ▶ **Monitor the impact** of policies and financial support schemes
 - ▶ **Critical issue: Competence of certifiers** to implement the standard methodology and standards to be followed in calculating an EPC
 - ▶ **Critical issue: Independent control system**
 - ▶ Key for the successful implementation of the **Renovation Wave** (to both, EU and CPs) https://ec.europa.eu/energy/topics/energy-efficiency/energy-efficient-buildings/renovation-wave_en
- ▶ Status of EPC regulatory framework in the CPs
 - ▶ Requirement to issue an EPC for sale or lease of a building or building unit
 - ▶ EPC class calculation basis
 - ▶ Minimum EPC class requirements for new and major renovation of existing buildings
 - ▶ Provisions for independent assessors of EPC
 - ▶ Requirement for an independent control system

EPC regulatory framework in the ECS CPs

Albania	<ul style="list-style-type: none">• Primary legislation covers at high level. EPC Regulation drafted Dec 2019, not yet adopted	✓ REEP
Federation BiH	<ul style="list-style-type: none">• EPBD requirements on issuing EPC mostly implemented. Legislative framework currently in process of update for compliance with EPBD	✓ REEP
Republic of Srpska	<ul style="list-style-type: none">• Framework covers requirements for new buildings. EPC Regulation drafted Feb 2020, not yet adopted	✓ REEP
Georgia	<ul style="list-style-type: none">• Transposition of secondary regulation with EPBD currently in progress	
Kosovo*	<ul style="list-style-type: none">• EPBD compliant Regulation for issuing EPC in place	✓ REEP
Moldova	<ul style="list-style-type: none">• EPBD compliant Regulation for issuing EPC in place	
Montenegro	<ul style="list-style-type: none">• Regulatory framework update in progress	
North Macedonia	<ul style="list-style-type: none">• Primary legislation covers at high level. Secondary legislation currently in process of review and update for compliance with EPBD	✓ REEP
Serbia	<ul style="list-style-type: none">• EPC Regulation in place. In process of update for compliance with EPBD	✓ REEP
Ukraine	<ul style="list-style-type: none">• EPBD compliant Regulation for issuing EPC in place	

EPC required for sale or lease of a building or building unit (EPBD, Art. 12)

Albania	<ul style="list-style-type: none">• Yes, for both, in amended draft Regulation
Federation BiH	<ul style="list-style-type: none">• Yes, for both, in the Energy Efficiency Law. Partial implementation at the cantonal level
Republic of Srpska	<ul style="list-style-type: none">• EPC required for the construction, sale or lease of a new building only
Georgia	<ul style="list-style-type: none">• Transposition of secondary regulation with EPBD currently in progress
Kosovo*	<ul style="list-style-type: none">• Yes, an EPC is required for the sale or lease of a building
Moldova	<ul style="list-style-type: none">• Yes, an EPC is required for the sale or lease of a building
Montenegro	<ul style="list-style-type: none">• Yes, an EPC is required for the sale or lease of a building
North Macedonia	<ul style="list-style-type: none">• Yes, an EPC is required for the sale or lease of a building
Serbia	<ul style="list-style-type: none">• Not a prerequisite. In process of update for compliance with EPBD, by REEP Plus
Ukraine	<ul style="list-style-type: none">• Not a prerequisite

EPC class calculation – EPBD Annex I: Common general framework for the calculation of energy performance of buildings

Albania	<ul style="list-style-type: none">• Based on total primary energy consumption (regulation not yet adopted)
Federation BiH	<ul style="list-style-type: none">• Based on annual demand for heating energy
Republic of Srpska	<ul style="list-style-type: none">• Based on annual demand for heating energy
Georgia	<ul style="list-style-type: none">• Transposition of secondary regulation with EPBD currently in progress
Kosovo*	<ul style="list-style-type: none">• Based on total primary energy consumption
Moldova	<ul style="list-style-type: none">• Based on annual demand for heating energy
Montenegro	<ul style="list-style-type: none">• Based on total primary energy consumption. Methodology upgrade in progress
North Macedonia	<ul style="list-style-type: none">• Based on annual demand for heating energy
Serbia	<ul style="list-style-type: none">• Based on annual demand for heating energy
Ukraine	<ul style="list-style-type: none">• Based on total primary energy consumption

Minimum EPC class requirement: New buildings

Major renovation of old

Albania	<ul style="list-style-type: none">• EPC rating of B (A+ to G scale)	<ul style="list-style-type: none">• Minimum requirements for energy performance of buildings must be met
Federation BiH	<ul style="list-style-type: none">• EPC rating of B (A+ to G scale)	<ul style="list-style-type: none">• Minimum requirements for energy performance of buildings must be met
Republic of Srpska	<ul style="list-style-type: none">• EPC rating of C (A+ to G scale)	<ul style="list-style-type: none">• Minimum requirements for energy performance of buildings must be met
Georgia	<ul style="list-style-type: none">• Transposition of secondary regulation with EPBD currently in progress	<ul style="list-style-type: none">• Transposition of secondary regulation with EPBD currently in progress
Kosovo*	<ul style="list-style-type: none">• EPC rating of B (A+ to G scale)	<ul style="list-style-type: none">• Minimum requirements for energy performance of buildings must be met
Moldova	<ul style="list-style-type: none">• EPC rating of B (A to G scale)	<ul style="list-style-type: none">• EPC rating of B
Montenegro	<ul style="list-style-type: none">• Currently no minimum class requirement – to be introduced in 2021	<ul style="list-style-type: none">• Currently no minimum class requirement – to be introduced in 2021
North Macedonia	<ul style="list-style-type: none">• EPC rating of C (A+ to G scale)	<ul style="list-style-type: none">• EPC rating of D (A+ to G scale)
Serbia	<ul style="list-style-type: none">• EPC rating of C (A+ to G scale)	<ul style="list-style-type: none">• Existing EPC rating must be upgraded by at least one class
Ukraine	<ul style="list-style-type: none">• EPC rating of C (A to G scale)	<ul style="list-style-type: none">• EPC rating of C

Independent assessors for EPC (EPBD, Art. 17)

Albania	<ul style="list-style-type: none">• Primary and secondary legislation relative to EPC assessors is in place
Federation BiH	<ul style="list-style-type: none">• Primary and secondary legislation relative to EPC assessors is in place (under further review by REEP Plus)
Republic of Srpska	<ul style="list-style-type: none">• Training and accreditation of qualified experts is covered in primary legislation
Georgia	<ul style="list-style-type: none">• Transposition of secondary regulation with EPBD currently in progress
Kosovo*	<ul style="list-style-type: none">• Primary and secondary legislation relative to EPC assessors is in place
Moldova	<ul style="list-style-type: none">• Primary and secondary legislation relative to EPC assessors is in place
Montenegro	<ul style="list-style-type: none">• Regulatory framework update in progress
North Macedonia	<ul style="list-style-type: none">• Primary legislation covers at high level. Secondary legislation currently in process of review and update for compliance with EPBD, by REEP Plus
Serbia	<ul style="list-style-type: none">• Rules governing licensing of EPC assessors are in place
Ukraine	<ul style="list-style-type: none">• Primary and secondary legislation relative to EPC assessors is in place

EPC independent control system (EPBD, Art. 18, Annex II)

Albania	<ul style="list-style-type: none">• Independent EPC scheme auditors appointed by the Albanian Agency for Energy Efficiency
Federation BiH	<ul style="list-style-type: none">• Independent Control Commission appointed by decision of Minister of FMSP
Republic of Srpska	<ul style="list-style-type: none">• Independent Control Commission appointed by the Director of the Environmental Protection and Energy Efficiency Fund
Georgia	<ul style="list-style-type: none">• Transposition of secondary regulation with EPBD currently in progress
Kosovo*	<ul style="list-style-type: none">• Independent control performed by energy assessors selected from the Kosovo Energy Efficiency Agency register
Moldova	<ul style="list-style-type: none">• NA
Montenegro	<ul style="list-style-type: none">• Regulations currently in process of updating
North Macedonia	<ul style="list-style-type: none">• Control performed by the Energy Agency of the Republic of North Macedonia
Serbia	<ul style="list-style-type: none">• The EPC Rulebook is currently being updated for compliance with EPBD by REEP Plus
Ukraine	<ul style="list-style-type: none">• NA

Alexis Pramagioulis

alexis.pramagioulis@eca-uk.com

ECONOMIC
CONSULTING
ASSOCIATES

www.eca-uk.com

ECA