

REPORT

on the implementation of the Energy Performance of Buildings Directive

Georgia

(Update November 2020)

The Directive 2010/31/EU on the energy performance of buildings (EPBD)¹ is one of the most complex energy efficiency directives for implementation in the Energy Community, and requires cooperation between various stakeholders and a broader spectrum of activities, besides work on the development of legislation. The overall deadline for the transposition of EPBD was 30 September 2012.

1. A general framework for implementation of EPBD

< Please report what is the status of implementation, further activities and planned deadlines for completion in your country >

	Main steps/activities	Status of implementation, further activities and planned deadlines for completion
1.	Main requirements of the EPBD included in the National Law(s)	Georgian Law on Energy Efficiency of Buildings was prepared according to the EPB directive and was adopted by the Parliament of Georgian in May 2020.

2. Building Stock Inventory

	Main steps/activities	Status of implementation, further activities and planned deadlines for completion
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¹ Directive 2010/31/EU of 19 May 2010 on the energy performance of buildings, as incorporated and adapted by Ministerial Council Decision 2010/02/MC-EnC of 24 September 2010: https://www.energy-community.org/dam/jcr:6b3f4de1-fa7e-4b51-bc72-7918ace7fe54/Directive_2010_31_EE.pdf

	Main steps/activities	Status of implementation, further activities and planned deadlines for completion
2.	The decision to establish a Building Stock Inventory, and necessary resources and funds for its development and operation allocated or secured	According to the Law on Energy Efficiency, the rule on the registry of the buildings owned and occupied by administrative bodies has to be adopted by May 2021; Process of relevant data collection is ongoing. Part of the data is already collected through different programs and projects, which aims the energy efficiency rehabilitation of the buildings; The long-term strategy for stimulating investment in the major renovation and energy efficiency improvement measures of the buildings has to be adopted by May 2022.
3.	Establishment and operation of the National Building Stock Inventory	The process is ongoing to some extent; it will be further implemented in 2021.

3. Calculation methodology

These requirements are given in Article 3 of EPBD; Adoption of a methodology for calculating the energy performance of buildings.

	Main steps/activities	Status of implementation, further activities and planned deadlines for completion
4.	Development of national calculation methodology with national annexes (default input values) - National Standard	The process is ongoing; the draft of the national calculation methodology is prepared, which is being currently reviewed to be endorsed and adopted in the timeframe, which is determined by the Georgian Law on Energy Efficiency of Buildings.
5.	Adoption of relevant supporting CEN standards	Implementation of the relevant supporting CEN standards is ongoing, which include translation of the CENs, registration and preparing the national appendixes, if required.
6.	Development of a climatic database	Climate zones of the country are prepped and are a part of the draft rule of the minimum energy performance requirements for buildings, building units and building elements.
7.	Development of software for energy performance certification (new or adoption/adjustment of existing software) (could be developed commercially or nationally by public means)	According to the Law on Energy Efficiency of Buildings, rules for development and utilization of one or more energy performance calculating programs/software, has to be adopted in 2021. It is planned to launch the implementation within the framework of EU/KfW Grant TA on Energy Efficiency.
8.	Training of experts in the calculation methodology and in proper use of the software	Is planed within EU/KfW Grant TA, from 2021

4. Energy performance requirements

Requirements given in several Articles of the EPBD:

- Article 4 Setting of minimum energy performance requirements
- Article 5 Calculation of cost-optimal levels of minimum energy performance requirements
- Article 6 New buildings
- Article 7 Existing buildings
- Article 8 Technical building systems
- Article 9 Nearly zero-energy buildings

	Main steps/activities	Status of implementation, further activities and planned deadlines for completion
9.	Adoption of minimum energy performance requirements	It is planned to adopt the rule on draft rule of the minimum energy performance requirements for buildings, building units and building elements by the end of 2020/early 2021
10.	Calculation of cost-optimal level of energy performance	According to the Law on Energy Efficiency of Buildings comparative methodology for calculating cost-optimal levels of minimum energy performance requirements for buildings, building units and building elements has to be adopted by June, 2021
11.	Information/training of key stakeholders in the construction industry	<p>According to the Article 11 on Informational and Financial Incentives of the Law on Energy Efficiency of Buildings, the Government of Georgia ensures:</p> <ul style="list-style-type: none"> a) development and distribution of information, methodological materials and guidelines on the energy performance of buildings, on energy performance certificates and inspection reports, on cost-effective ways to improve the energy performance of buildings, and on available financial instruments to the owners and tenants of buildings; b) public information and relevant guidance on training, certification and accreditation for experts involved in activities related to the energy performance of buildings; c) reflecting measures within their national plans to support public authorities to implement the recommendations included in the energy performance certificate issued for buildings under their ownership; d) drawing up and updating every three years a list of existing measures and instruments, including those of a financial nature, which promote the improvement of the energy performance of buildings and support implementation of this Law.

	Main steps/activities	Status of implementation, further activities and planned deadlines for completion
		Process will be implemented through the staged approach, along with the implementation of relevant secondary legal acts. Trainings will carry out within EU/KfW Grant TA from 2021.
12.	Updating/development of routines and specifications for documentation and checking of the energy performance requirements	Will be implemented within EU/KfW Grant TA from 2021.
13.	Training of national and regional "building inspectorates"	Please refer to the response above across the 11.

5. Energy performance certificate

Requirements given in several Articles of the EPBD:

- Article 11 Energy performance certificates
- Article 12 Issue of energy performance certificates
- Article 13 Display of energy performance certificates
- Article 17 Independent experts
- Article 18 Independent control system

	Main steps/activities	Status of implementation, further activities and planned deadlines for completion
14.	Development of Regulation on Energy Performance Certification of buildings, incl. national values for each class (A, B, C, etc.)	Draft rules of certification for energy performance of buildings exists; Activities for the endorsement will be initiated in 2021
15.	Development of Guidelines for energy performance certification of buildings	These activities will be implemented along with the implementation of relevant secondary legal acts and according to the article 7 (Energy Performance Certification of Buildings) of the Law on Energy Efficiency of Buildings It is envisaged to develop within EU/KfW Grant TA, from 2021
16.	Development of Certification Tool (Issue, statistics, information dissemination, reporting)	These activities will be implemented along with the implementation of relevant secondary legal acts and according to the article 7 (Energy Performance Certification of Buildings) of the Law on Energy Efficiency of Buildings. It is envisaged to develop within EU/KfW Grant TA, from 2021
17.	Training, examination and accreditation of experts	These activities will be implemented along with the implementation of relevant secondary legal acts and according article 9 (independent) of the Law on Energy Efficiency of Buildings.

	Main steps/activities	Status of implementation, further activities and planned deadlines for completion
		It is envisaged to develop within EU/KfW Grant TA, from 2021
18.	Establishment of Independent Control System and Registry (system and institution) – combined with the control system for inspections if applicable. The Control system should provide information enabling evaluation of the effectiveness of the Certification Scheme.	The rule of regular inspection of heating and air-conditioning systems in buildings and the rules to perform the registration of the energy efficiency certificates in buildings and the database for the registry of inspection reports of heating and air-conditioning systems and the independent experts will be developed and adopted by the January 1, 2022. It is envisaged to develop within EU/KfW Grant TA, from 2021

6. Inspection of heating and air-conditioning systems

Requirements given in several Articles of the EPBD:

- Article 14 Inspection of heating systems
- Article 15 Inspection of air-conditioning systems
- Article 16 Reports on the inspection of heating and air-conditioning systems
- Article 17 Independent experts
- Article 18 Independent control system

	Main steps/activities	Status of implementation, further activities and planned deadlines for completion
19.	Development of Regulation on Inspection of heating systems ²	Draft rules of regular inspection of heating and air-conditioning systems in buildings; Activities for the endorsement will be initiated in 2021
20.	Development of Regulation on Inspection of air-conditioning systems	Draft rules of regular inspection of heating and air-conditioning systems in buildings; Activities for the endorsement will be initiated in 2021
21.	Development of Guidelines for inspections, incl. report templates	Will be developed within EU/KfW Grant TA, from 2021
22.	Establishment of Independent Control System and Registry (system and institution) – combined with the control system for energy certification if applicable. The Control system should provide	According to the Law on Energy Efficiency of Buildings: Rules of checking and verifying the inspection reports of energy efficiency in buildings and heating and air-conditioning systems and rules to perform the registration of the energy efficiency certificates in buildings and the database for the registry of inspection reports of

² Could be combined with regulation on Inspection of air-conditioning systems and developed as one regulation

	Main steps/activities	Status of implementation, further activities and planned deadlines for completion
	information enabling evaluation of the effectiveness of the Certification Scheme.	heating and air- conditioning systems and the independent experts will be drafted and adopted by January 1, 2022
23.	Training and accreditation of experts	Will be carried out within EU/KfW Grant TA, from 2021

7. Penalties

Requirements given in Article 27 of EPBD.

	Main steps/activities	Status of implementation, further activities and planned deadlines for completion
24.	<p>Develop rules on penalties for infringements of the national provisions adopted and include them into relevant laws/regulations. Penalties could be imposed for noncompliance to:</p> <ul style="list-style-type: none"> • Minimum energy performance requirements • Certification (non-existing and/or quality and/or registration) • Inspections (non-existing and/or quality and/or registration) 	<p>Chapter III of the Energy Efficiency of Buildings Law determines Responsibilities for breaching the:</p> <ul style="list-style-type: none"> • Requirement to Implement Energy Performance Certification of a Building or a Building Unit (article 12) • Building or Building Unit Energy Performance Certificate Presentation or/and Transfer (article 13) • Failure to Display Energy Performance Certificate on a Prominent Place (article 14) • Failure to Include Energy Performance Certificate Information on Energy Performance Indicator or Class on the Sale and/or Rent/Lease of the Building or Building Unit in the Commercial Announcement (article 15) • Failure to Conduct an Inspection of Heating and Air-conditioning Systems (Article 16) • Responsibility of the Independent Experts (Article 17) <p>Article 18 of the Law defines rules on Imposing and Payment of Fines;</p> <p>Some of the above-listed articles will enter into force from June 30, 2022 and some -from June 30, 2023</p>
25.	Establishment of a monitoring system (system and institution) for checking compliance with national provisions and for issuing and collecting penalties	Will be determined by the rules on imposing and payment of fines by June 30, 2022.

	Main steps/activities	Status of implementation, further activities and planned deadlines for completion
26.	Operation of the monitoring system	Will be developed and implemented along with the preparing relevant regulations.