

QUESTIONNAIRE ON ENERGY PERFORMANCE CERTIFICATES (EPCs) IMPLEMENTATION

Republic of Moldova	
<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 Energy Efficiency Agency is responsible for the control of the energy performance certification.</p> <p>The control mechanism will be ready when the national information system in the field of energy performance of buildings will be implemented and functional.</p> <p>Some general provision on the buildings' performance evaluation are provided in the GD 896/2016, available here in RO and RU. Its implementation will be possible when the entire system will be in place.</p> <p>The elaboration of the national information system in the field of energy performance of buildings (NEPBIS, an online platform dedicated to energy performance of buildings which should include an online calculator of the buildings performance) is to be elaborated and implemented within the technical assistance component provided to national authorities under the "Moldova Energy Efficiency Project" whose financing contract between the Republic of Moldova and the Development Partners involved - European Bank for Reconstruction and Development and the Bank European Investment Bank is at the stage of public consultations / negotiations.</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) • Are there relevant reports and statistics available from the operation of the mechanism? 	<p>The Law 128/2014 provides for the use of the use of NEPBIS at the issue of EPCs.</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>Law on the Energy Performance of Buildings No 128/2018, Art. 36 (1) states: It shall be deemed a violation of this law:</p> <p>a) if the owner of the building, regarding the energy certification of buildings:</p> <ul style="list-style-type: none"> – did not request and did not ensure the issue by of the energy performance certificate the energy evaluator as prescribed by this law;

	<ul style="list-style-type: none"> - did not keep the energy performance certificate throughout the whole period of validity; - did not hand over upon the sale of the building the energy performance certificate to the new owner; - did not hand over upon the lease of the building a copy of the energy performance certificate to the new tenant; - did not hand over the energy performance certificate to the new owner after the commissioning of the building; <p>b) if the owner of the building, regarding regular checking of heating and air conditioning systems:</p> <ul style="list-style-type: none"> - did not request and did not ensure the performance of regular inspections regarding heating and air conditioning systems to appropriate inspectors as prescribed by this law; - did not keep the report on regular inspection of the heating system or air conditioning system for 3 years after the last regular inspection; - did not hand over to the new owner upon the sale of the building, the last periodic inspection report of the heating or air conditioning system; <p>c) if the energy evaluator:</p> <ul style="list-style-type: none"> - has issued the energy performance certificate by violating provisions of this law, other laws and technical regulations in construction, approved for the implementation of this law; - did not enter the energy performance certificate in the electronic register of energy performance certificates; - did not keep the energy performance certificate which he issued for the entire period of its validity; - did not provide to the authority for energy efficiency the required, explications, information and documents to verify the energy performance certificates, issued as prescribed in article 28; - did not remove before the set deadline the irregularities found in the energy performance certificate found after a verification, conducted as prescribed in article 28; <p>d) if the inspector of heating systems or inspector of air conditioning systems:</p> <ul style="list-style-type: none"> - has issued the report on regular inspection of heating or air conditioning systems by violating provisions of this law, other laws and technical regulations in construction, approved for the implementation of this law; - did not register the report on regular inspection of heating or air conditioning systems in the respective electronic records; - did not keep the report on regular inspection of heating and air conditioning system throughout the entire period of its validity;
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	<ul style="list-style-type: none"> - did not provide to the authority for energy efficiency the required, explications, information and documents to verify the report on regular inspections of heating and air conditioning systems, conducted as prescribed in article. 28; - did not remove before the set deadline the irregularities found in the regular inspection report on of the heating or air conditioning systems found after a verification, conducted as prescribed in article 28. <p>(2) The violations referred to in paragraph (1) are misdemeanours and are punishable as prescribed by the Contravention Code of Republic of Moldova no. 218–XVI from 24 October 2008.</p> <p><i>!!! Worth mentioning that the Contravention Code wasn't yet completed with contraventions related to the implementation of EPB legislation.</i></p> <p>(3) Energy evaluators, inspectors of heating systems and inspectors of air conditioning systems are liable to the owner of the building, which is the beneficiary of the services provided by them in accordance with law and the terms of the contract concluded with the owner for damage caused by poor quality service and/or disclosure of confidential information.</p> <p>Taking into account that the secondary legislation and national normative are under elaboration and approval, the penalties haven't been yet applied.</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>Taking into account that the secondary legislation and national normative are under elaboration and approval, the implementation of EPC is not yet ensured.</p>