
Delivering on the European Green Deal and Fit for 55

Next generation EPCs – Brussels 24 May 2023

ENER/B - Just Transition, Consumers, Energy Efficiency and Innovation
Unit ENER B.3 – Buildings and products
Legal requirements for EPCs
EPBD, Directive 2010/31/EU

EPCs - Articles 11-13

EPCs provide information about the energy performance of the building and make recommendations on improvement

- Compulsory when selling or renting a building
- Must be shown to the prospective buyer or tenant and handed over to the buyer or new tenant
- Must be shown in advertising media
- Must be displayed in public buildings or buildings frequently visited by the public
Legal requirements for EPCs
EPBD, Directive 2010/31/EU

EPCs - Articles 11-13

- Produced by qualified independent experts
- Subject to an independent control system
- Rating based on kWh/m²*year (additional ratings may be used, for example kg CO2/m²*year)
- Rating depends on Member State, based on current state of the building stock and energy legislation
Legal requirements for EPCs
EPBD, Directive 2010/31/EU

EPCs - Articles 11-13

- Current coverage between 10% and 60% of the building stock depending on Member State -> representative sample
- Important element to gather information on the building stock
- Most Member States make some of the EPC information publicly available (subject to privacy legislation)
- Evidence of increased value of properties with good ratings
- Initiatives to address worst performing buildings in some Member States
EPBD revision – Focus areas
Proposal for a revision of the EPBD - 2021

EPCs are part of the revision in 2021

- Improve EPCs in their role as an information tool
- Improve quality and coverage
- Availability and accessibility to information

EPCs link to other initiatives

- Finance: EU Green Taxonomy, Availability and accessibility to information
- Links with other assessment tools
Strengthened provisions on energy performance certificates

**Articles 16-19, Annexes V and VI**

- **Increased quality, reliability and accessibility**
- **Harmonized scale** of energy classes by 2025 from A to G
  - A = ZEB and G = 15% worst performing buildings
- **Common template** with energy and greenhouse gas emission indicators
- EPCs to be provided following **on-site visit**
- Obligation for all **public buildings** and for all **buildings offered for sale or rent** to have EPCs, requirement to update EPC following major renovation
- **Simplified update** procedures (upgrade of individual elements or following renovation passport)
- National **databases** for energy performance of buildings, publicly accessible, transfer to BSO
EPC links

- CO
- MEPS
- MEPR
- Design
- Building permits
- Public Finance
- Private Finance
- EU Green Taxonomy
- Electro mobility
- Digital Building Logbook
- GWP
- SRI
- BRP
- EPC Databases
- Calculation Methodology
- EPC (sale or rent)
Thank you