



**Delivering on the European  
Green Deal and Fit for 55**

# **Energy Performance of Buildings Directive (EPBD) recast and EED building related elements**

**(2024/1275)**

**European Commission – DG ENERGY  
Unit B3 - Buildings and Products**

# Status

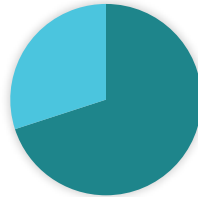
- Publication in Official Journal took place 8 May 2024 (EU 2024/1275).
- Preparation of guidance including best practices on-going.
- **Deadline for transposition in Member States 29 May 2026.**



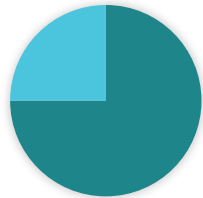
# EU building stock

EU building sector is one of the **largest energy consumers** (aprox 42%) in Europe, responsible for **more than one third of the energy-related emissions**.

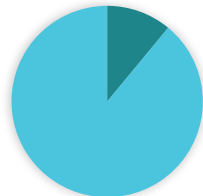
About **24 billion m2** permanently occupied floor area, more than **70 % residential**



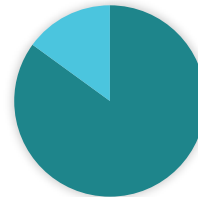
... **75 %** of the building stock **has poor energy performance** ...



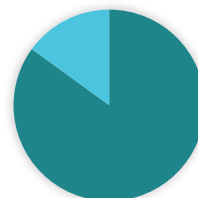
Aprox. **11%/yr** of existing buildings undergo some level of **renovation**, while only about **1%/yr** concerns **deeper energy renovation**



About **85 %** of existing EU dwellings were **built before 2000**, of which ...

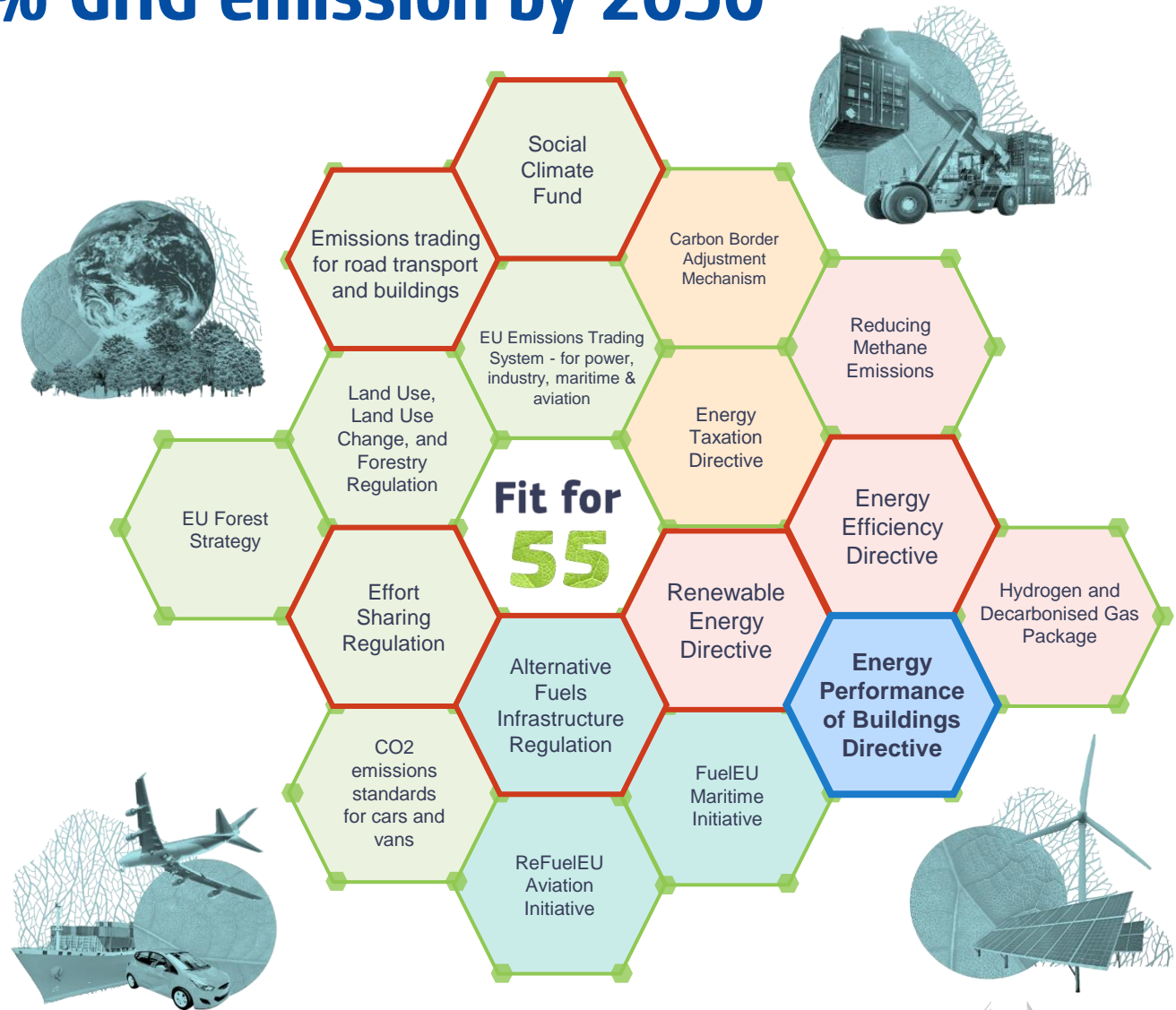


... **more than 85 %** of current stock will **still be in place in 2050**



# “Fit for 55” package - 55% GHG emission by 2030

**EPBD recast =  
effective delivery  
mechanism for the  
buildings sector**



# Focus areas of the recast EPBD

## Renovation

- Minimum Energy Performance Standards
- National trajectories for the progressive renovation of the residential building stock
- National Building Renovation Plans

## Enabling framework

- Strengthened Energy Performance Certificates
- Renovation passports
- Sustainable finance & energy poverty
- One-stop-shops
- Deep renovation standard
- National energy performance databases

## Decarbonisation

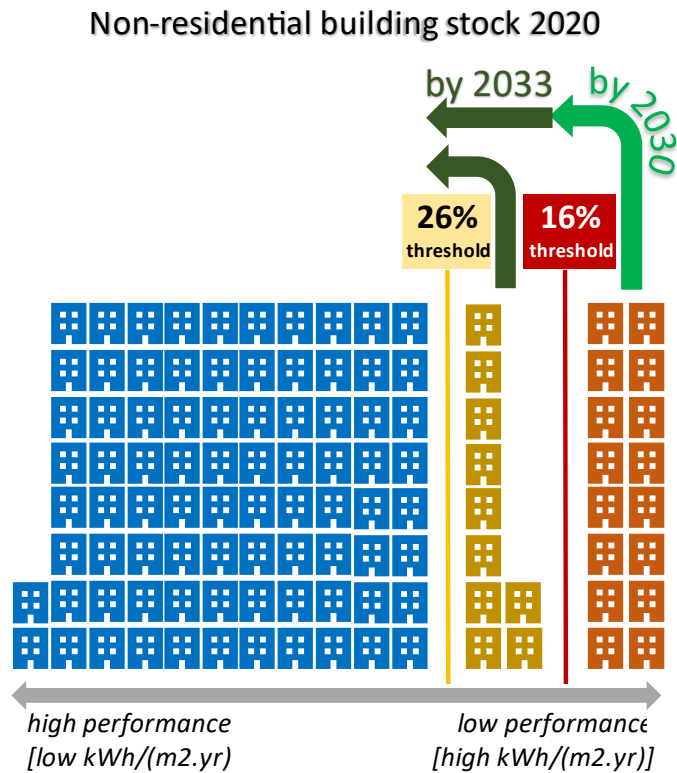
- Introduction of zero-emission buildings as standard for new buildings
- Solar deployment in buildings
- Calculation of whole life cycle carbon
- Phasing out incentives for fossil fuels and new legal basis for national bans

## Modernisation & system integration

- Infrastructure for sustainable mobility
- Smart Readiness Indicator
- Indoor air quality: ventilation and other technical building systems
- Digitisation, data access and exchange

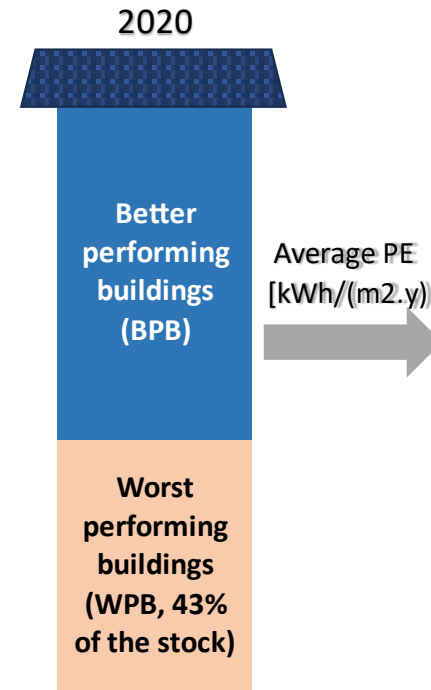
# MEPS for non-residential buildings and primary energy use trajectory for the residential building stock (Article 9)

## Non-residential: Minimum Energy Performance Standards (MEPS)

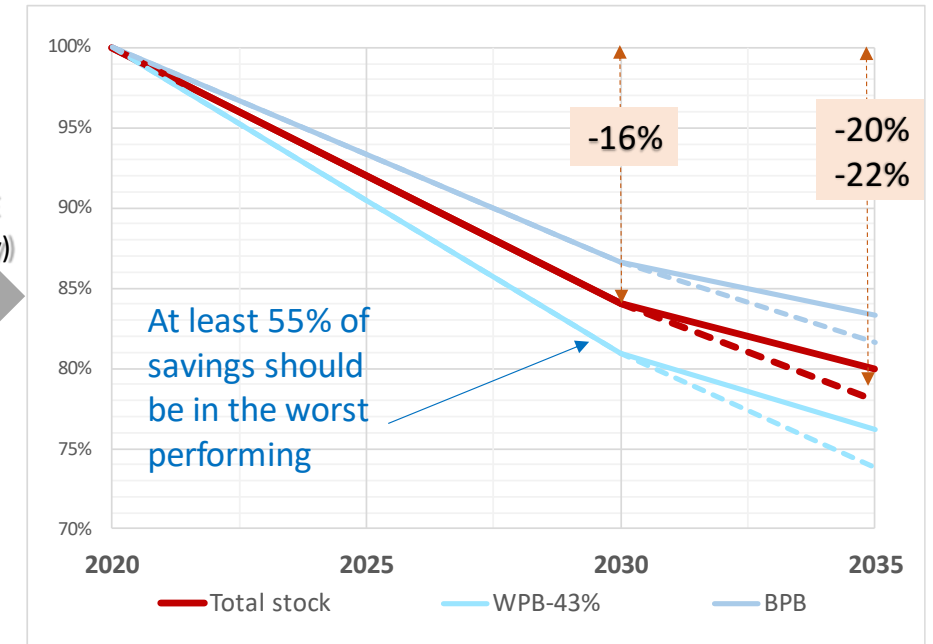


## Residential: trajectory to reduce the average primary energy use

### Residential building stock



### National trajectory for the average primary energy use in kWh/(m2.y)



**Exemptions allowed both for non-residential and residential**  
(for protected buildings, temporary use, places of worship, etc.)

# Gradual phase-in of solar energy in buildings (Article 10)

- **New** buildings are designed to **optimize their solar energy generation potential**
- **Deployment of suitable solar energy installations on new** buildings
  - By 31 Dec 2026 for new public and non-residential buildings >250m<sup>2</sup>
  - By 31 Dec 2029 new residential buildings and new roofed car-parks adjacent to buildings
- **Gradual phase-in** of requirement for **existing non-residential**, where feasible:
  - For existing public buildings gradually between 31 Dec 2027 – 31 Dec 2030 according to floor area
  - For existing non-residential buildings >500 m<sup>2</sup> by 2027, based on trigger points (major renovation or works requiring a permit)



# Zero-emission buildings (Articles 7, 11, Annex III)

- **All new buildings to be zero-emission buildings (ZEBs):**
  - From 2028 public buildings owned by public bodies
  - From 2030 all new buildings
- **ZEB will require:**
  - **Zero on-site emissions from fossil fuels**
  - **A very low amount of energy with a view to cost-optimal level but at least (NZEB -10%)**
  - Supplied by:
    - **renewables from onsite, nearby, renewable energy communities**
    - **energy efficient DH&C**
    - **energy from carbon-free sources**
  - Life cycle GWP calculation (from 2028 for new bdgs >1000m<sup>2</sup> useful floor area, from 2030 for all new buildings) and disclosure through EPC



# Fossil fuel use in buildings: gradual phase-out

- From **1 January 2025: no more financial incentives for stand-alone boilers** powered by fossil fuels (Article 17 (15))
- **Legal basis for Member States to set requirements** on GHG emissions, share of renewables, type of fuel for heat generators (Article 13)
- Plan policies and measures **with a view to a complete phase-out of boilers powered by fossil fuels by 2040** through the national Building Renovation Plans (Annex II)

# Other key provisions & strengthened enabling framework (1)

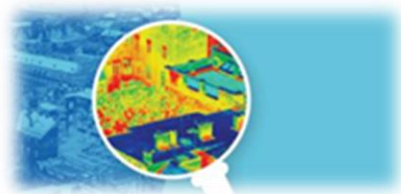
- **National Building Renovation Plans** (Article 3) to replace Long Term Renovation Strategies (LTRS)
  - **Common template**
  - **Aligned** with National Energy and Climate Plans (NECPs) cycles
- **Sustainable mobility** (Article 14): **Strengthened requirements on the number of recharging points for electric vehicles**
  - **For non-residential buildings** (new buildings and buildings undergoing major renovation):
    - **> 5 car parking spaces:** installation of at least 1 recharging point for every 5 car parking spaces (1 for 2 in office buildings) **and** pre-cabling for at least 50 % of car parking spaces and ducting
    - **> 20 car parking spaces: before 2027,** installation of at least 1 recharging point for every 10 car parking spaces **or** of ducting for at least 50 % of car parking spaces
  - **For residential buildings** (new buildings and buildings undergoing major renovation) **> 3 parking spaces:**
    - Installation of at least 1 recharging point (new buildings) **and** pre-cabling for at least 50 % of car parking spaces and ducting (new and renovated buildings)
  - Enable **smart charging** and, where appropriate, **bi-directional charging**
  - Sufficient number of **parking spaces for bicycles**, including cargo bikes

# Other key provisions & strengthened enabling framework (2)

- **Energy Performance Certificates (EPC)** (Articles 19, 20, Annex V)
  - Energy performance **classes from A to G**
  - **Common template** with energy and GHG indicators
  - **More trigger points** (incl. major renovation) for issuing and accessing EPCs
- **Building Renovation Passports** (Article 12)
  - Scheme **in every Member State** to **guide building owners** in their **staged energy renovations**



- **National databases on energy performance of buildings & Data exchange**



- MS to set up **databases on energy performance of buildings** and report to Building Stock Observatory (Article 22)
- MS to ensure that building owners, tenants and managers can have direct and free-of-charge access to their building systems data (Article 16)

# Other key provisions & strengthened enabling framework (3)

## Financing, support measures and one-stop-shops (Article 17 and 18)



- Clear obligation for Member States to **provide appropriate financing and support** measures and **stimulate private investments**, in line with building renovation plans and 2050 goals
- Financial measures to offer **higher support** to **vulnerable households** and **deeper renovations**
- Member States to provide **safeguards for tenants** and to aim to **distribute the benefits for both owners and tenants** when providing financial incentives
- COM to adopt **delegated act** providing a comprehensive portfolio framework **for voluntary use by financial institutions, to increase financing volumes provided for energy performance renovations.**

- Member States to ensure that **EPCs and renovation passports are affordable**



- Member States to establish dedicated **one-stop-shops for energy performance of buildings**

# EED recast, Article 5: Public sector leading on energy efficiency

Member States shall ensure that the total **final energy consumption** of all public bodies combined is reduced by at least **1,9 % each year**, when compared to **2021**.

## RRP in Slovenia financing building renovation

- Member States shall ensure that the total **final energy consumption** of all public bodies combined is reduced by at least **1,9 % each year**, when compared to **2021**.

# EED recast, Article 6: Exemplary role of public sector & public buildings renovation



Subject of reporting /obligation	Deadline	Recurrence (if yes, how frequent)	Type of reporting (governance, NCPRs, transposition)	IT tool and IT development needed
<b>MS to publish inventory of buildings (&gt;250m2 owned or occupied by public bodies) (Art. 6(3))</b>	Transposition deadline [October 2025]	Every two years	Linked to national building renovation plans (building stock overview), recast EPBD Art. 3	Database set up pursuant to recast EPBD Art. 19
<b>MS to notify EC if opting for alternative approach and projected energy savings to achieve (Art. 6(4))</b>	31 December 2023	No	By letter registered in Themis	



Thank you!