



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

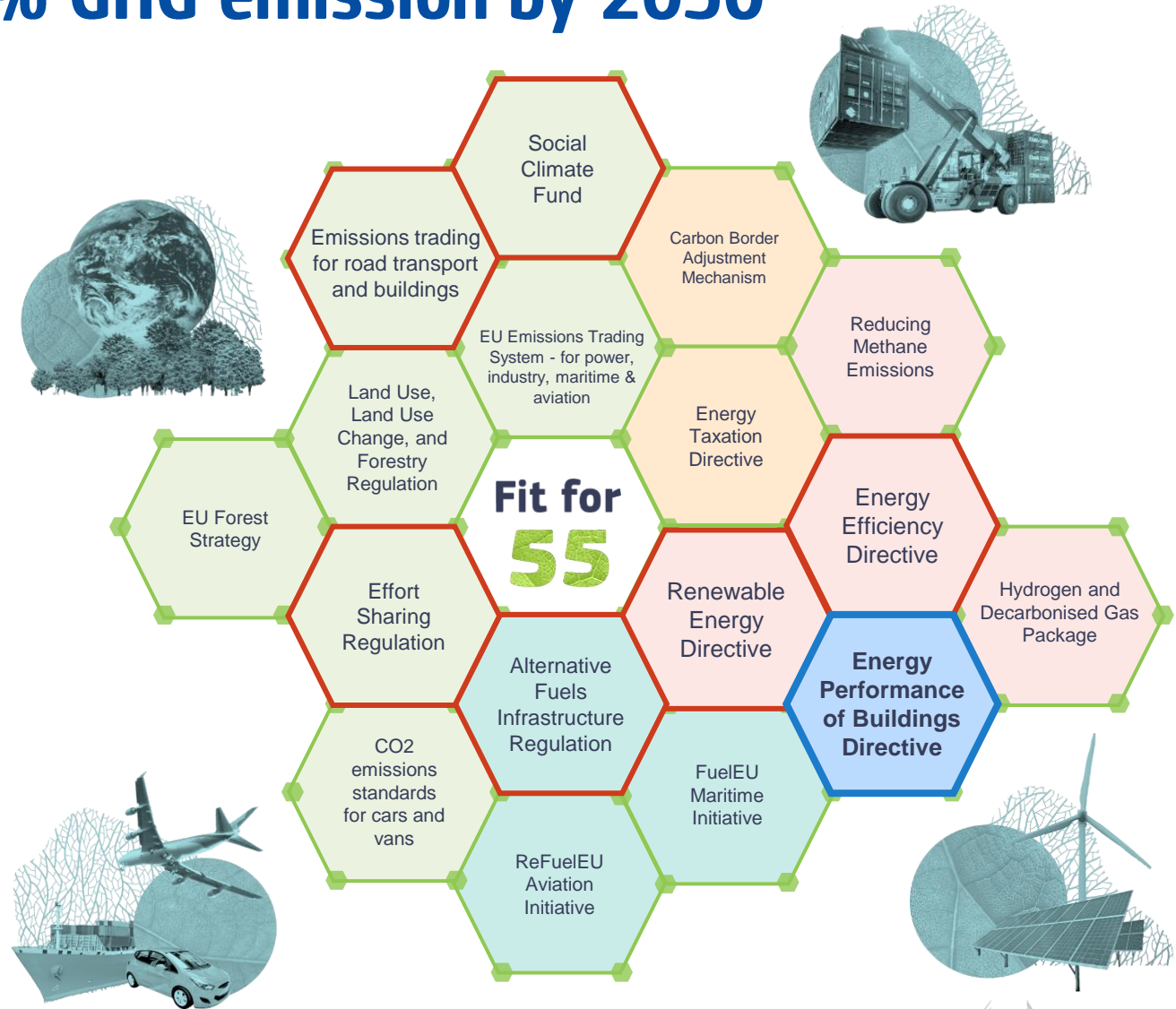
# **Energy Performance of Buildings Directive (EPBD) recast**

**(2024/1275) – NATIONAL ROUNDTABLE FOR FINANCING SUSTAINABLE ENERGY INVESTMENTS  
AND RENOVATION DAY BULGARIA 2024 – 12 November 2024**

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Unit B3 - Buildings and Products  
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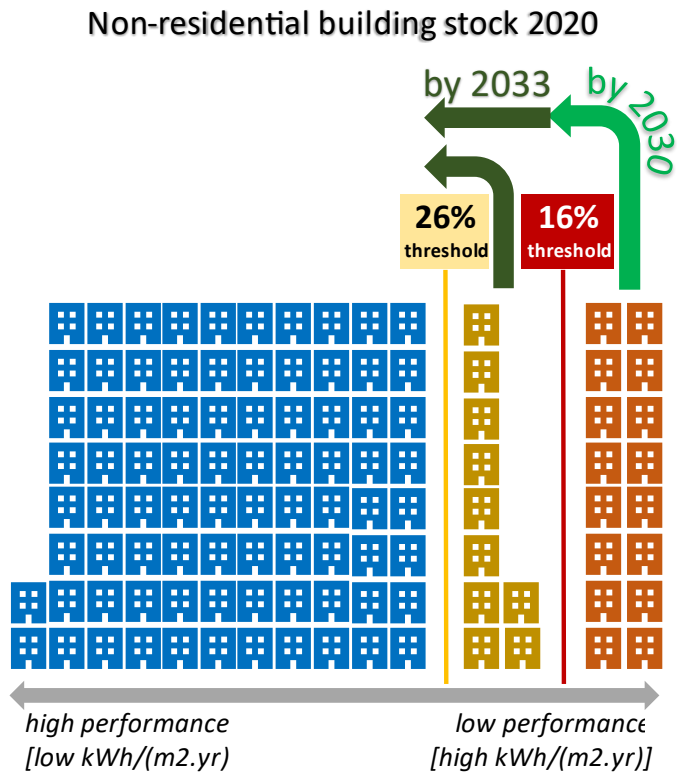
# “Fit for 55” package - 55% GHG emission by 2030

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



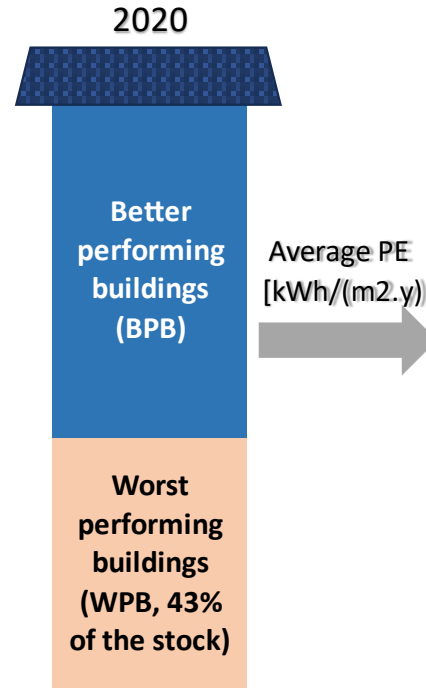
# MEPS for non-residential buildings and primary energy use trajectory for the residential building stock (Article 9)

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

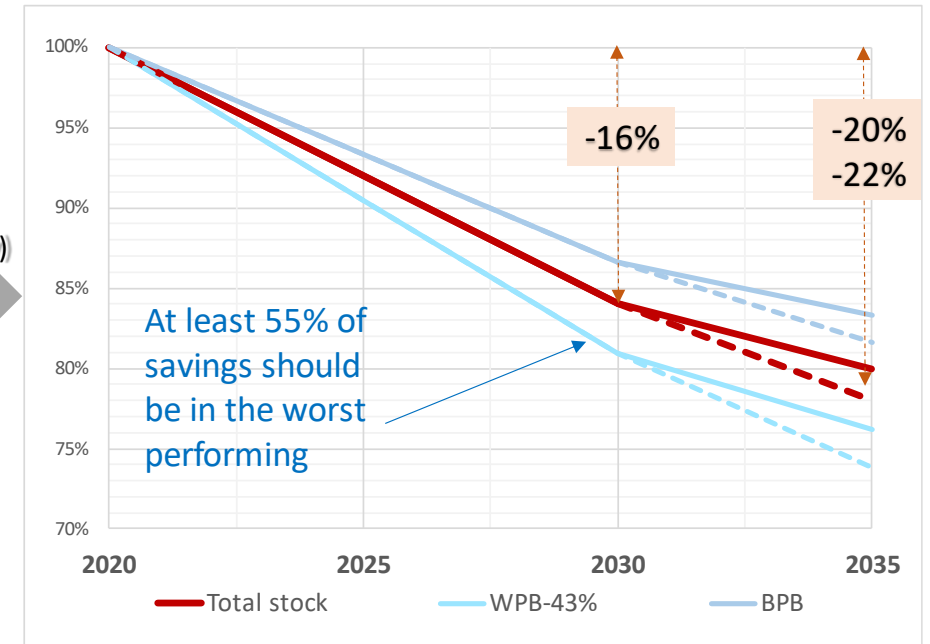


## Residential: trajectory to reduce the average primary energy use

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.)

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

- **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



# Solar and Sustainable mobility

- **Solar** (Article 10):
  - **New buildings are designed to optimize their solar energy generation potential**
  - Deployment of **suitable solar energy installations** on **new** buildings
  - **Gradual phase-in** of requirement for **existing non-residential**, where feasible:
- **Sustainable mobility** (Article 14): **Strengthened requirements on the number of recharging points for electric vehicles**
  - **Non-residential buildings** (new buildings and buildings undergoing major renovation):
  - **Residential buildings** (new buildings and buildings undergoing major renovation) > 3 parking spaces:
  - Enable **smart charging** and, where appropriate, **bi-directional charging**
  - Sufficient number of **parking spaces for bicycles**, including cargo bikes



# 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)) → [guidance](#) published
- **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)

# Finance and enabling framework

## 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**

# Article 17 – background and provisions

## Background

- Objective: reach a decarbonised building stock by 2050 while ensuring positive social impact
- Financing framework as an essential component of enabling framework



## Provisions

- Member States to “*provide appropriate financing, support measures and other instruments [...] in order to deliver the necessary investments identified in [the] national building renovation plan to transform their building stock into zero-emission buildings by 2050.*” (Art. 17(1))
- Read jointly with provisions on the **national building renovation plan**:
  - Art. 3(2): “*Each national building renovation plan shall include [...] an outline of the investments for the implementation of the national building renovation plan, the financing sources and measures, and the administrative resources for building renovation*”
  - Annex II: mandatory indicators: “*total investments needs for 2030, 2040, 2050; public investments; private investments; budgetary resources.*”

# Content of the plan (Annex II)

Structure	Narrative part	Data part	Comment
(a) Overview of the building stock	Description of the status quo, characteristic of the building stock in general, overview of barriers, market failures, capacities	Number of buildings, floor area, Renovation rates, PEC, FEC, GHG	<ul style="list-style-type: none"> <li>For 1st plan rely on NECP R 2025</li> <li>Status quo and baseline</li> </ul>
(b) Roadmap	The ambition to reach climate neutrality by 2050, modelling, scenarios, path and trajectories	Renovation rates, PEC, FEC, RES, GHG	<ul style="list-style-type: none"> <li>Forward looking towards 2030, 2040 and 2050</li> </ul>
(c) Policies and Measures	Describe the policies and measures existing and to be taken, quantity their impact to reach the roadmap target, list barriers	List	The PAMs should be sufficient to achieve the roadmap
(d) Outline of investment needs	According to the above and modelling, describe the investment needs and the available public and private investment and how to mobilise them	Needs and investments	They should be sufficient to implement the PAMs and achieve the roadmap
(e) Thresholds for ZEBs, (f) MEPS for non residential, (g) trajectory for residential	To be clarified further in the guidance and in coordination with relevant articles		
(h) Evidence based estimate of expected energy savings and wider benefits	Scope of wider benefits, to be defined but can encompass: jobs, indoor environmental quality, health and comfort, ...		

# Article 17 – provisions

- Member States to make best use of **available resources** at national and EU level (Art. 17(5))
- Address **barriers to renovations**:
  - lack of liquidity & solvency, linked to upfront costs (Art. 17(3))
  - lack of information (Art. 17(8))
  - split incentives (Art. 9(4)), 17(19))
  - administrative & legal barriers and hassle (Art. 17(2)(5))
- Promote complementary **financing instruments** (Art. 17(7))
- Adapt the approach to:
  - recipients: priority: **vulnerable households** (Art. 9(4), 17(4)(18)), including tenants (Art. 17(17)(19))
  - buildings: priority: (very) **worst-performing buildings** (Art. 9(2)(4))
  - types of renovations: priority: **deep(er) renovations** (Art. 17(16))
- And link financing to **targeted or achieved energy savings** (Art. 17(14), *requirement from 2018 revision*)
- Adopt **system perspective**, beyond financing of works themselves, to also include financing of **toolbox** (information & technical support – Art. 9(4), 12(2), 17(16), 19(4), Annex II) & **skills** (Art. 17(12))



# Article 17 – guidance and secondary legislation



## Method

- Prepare **thorough national building renovation plans**
  - First drafts due by end-December 2025, first final ones due by end-December 2026
- Review **national legislation** and **financing programmes**

## Implementation process

- **Transposition deadline:**
  - May-2026, except for Article 17(15) : phase out of financial incentive for the installation fossil fuel boilers, for which explicit deadline of 1 January 2025
- **Guidance** being prepared on Art. 17, but the aim is not to provide guidance on all provisions

## Other provisions

- COM to adopt:
  - **a delegated act on a voluntary portfolio framework for financial institutions** (Art. 17(10))
  - a report to co-legislators on EU and national financing instruments (Art. 9(8)) and Art. 30(16) EED)

# Article 17 – guidance

Complement other Commission documents on directly related legislations and topics

- **Guidance on Article 30 EED** (published in December 2023)
  - => Suitable finance sources for energy efficiency
- Commission **Recommendation on energy poverty** and **accompanying guidance** (published in October 2023)
  - => Identification of energy poverty
  - => Good practices on affordability and structural measures to tackle energy poverty
- Social Climate Fund **guidance on cost-effective measures and investments** (upcoming)
  - => Good practices for supporting vulnerable households through energy renovations
- **Guidance on how to unlock private investment** (upcoming)
  - => Leverage private sector financing

# One-stop shops – Article 18 - provisions

- Geographical coverage: **availability across the national territory**
  - Complementary digital AND in-person dimensions for the different renovation steps and associated services
  - Develop accessibility criteria in cooperation with regional and local authorities
- Support the **different stages** of renovations
  - Not only initial assessment and ‘exploration phase’, but also guidance, access to finance, implementation, quality assurance, monitoring and follow-up
- Focus especially on **vulnerable households** and **worst-performing buildings**
  - In relation with MEPS and the trajectory (Article 9)
  - Tailored outreach, dedicated budgetary window



# Guidance

## Explicitly requested in legal text:

- Fossil fuel boilers
- **Development of one-stop shops** (in combination with EED expect early 2025)
- Consideration of ambient heat
- Energy performance of transparent building elements
- National roadmaps on limit values for total GWP of new buildings
- Fire safety in car parks

## Guidance on other new or substantially modified provisions

- Minimum Energy Performance Standards
- National Buildings Renovation Plans
- Zero-emission buildings
- Solar energy in buildings
- ...and many more...

# New Commission : EU Affordable and Sustainable Housing Plan

- New Commissioner-designate for Energy and Housing
- Further details to come, see [Mission Letter](#)
- Technical Assistance to cities and countries
- Focus on investments and skills
- Pan-european investment platform for affordable and sustainable housing
- Double cohesion investments in affordable housing in next MFF
- State aid rules to adapt?



Thank you!