Source book on EPC compliance

Overall approach

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QUALICHeCK documentation

- Booklet
- Source books
- Fact sheets
- Country reports (field studies)
- Overview of examples
Source book for improved compliance of Energy Performance Certificates of buildings

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Compliance?

• **Compliant** = in accordance with the procedures of the applicable legislation

✓ How to make sure that the EPC of a building is compliant?

If so, minimum energy performance requirements are met and consumer is well informed
EPBD requirements

• Directive 2010/31/EU (EPBD) requires that:

  ✓ Member States establish an independent control of the EPCs, in which a significant sample of all the EPCs issued annually is verified (art. 18), including a check of the results and of the input data (annex II)

  ✓ Member States lay down penalties applicable to non-compliance. Penalties must be effective, proportionate and dissuasive (art. 27)

Compliance of the EPCs must be checked! There must be penalties in case of non-compliance!
How to achieve compliance of EPC

Part 1
- Technical procedures to obtain and prove compliant data

Part 2
- Robust legal procedures in case of non-compliance
- There should be clear legal procedures on how to decide on non-compliance and related actions

Part 3
- Handling of non-compliance in practice
- There should be an effective control and sanctions if non-compliance

EPC compliance

Source book
- Part 1
- Part 2
- Part 3

Societal support!
Part 1: Procedures for determining EPC input data

• Clear technical procedures
  – how to determine the data (quantity, unit, method)

• Clear organisational procedures
  – for example:
    – need that the data is controlled or certified
    – way to declare the data
    – need for competence of the expert
  – ...

• Clear procedures for evidence of compliance
  – set of elements to prove compliance
Part 1: Ways to prove compliance

The evidence that EPC input data has been obtained according to the procedures can rely on:

• Control by an independent third-party
• Declaration
  – the one involved in determining the data states that applicable procedure has been followed
  – relies on honour of the one who declares, self-control procedure, final verification, quality insurance scheme...
• Proven competence
  – persons or companies
  – certification, qualification, accreditation, label...
  – shown by a certificate
### Part 1: Evidence of compliance

<table>
<thead>
<tr>
<th>Input data</th>
<th>Ways to prove compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Independent third-party control</td>
</tr>
<tr>
<td>Made available by manufacturer</td>
<td>X</td>
</tr>
<tr>
<td>Found into database</td>
<td>X</td>
</tr>
<tr>
<td>Recorded</td>
<td>X</td>
</tr>
<tr>
<td>Measured on site</td>
<td>X</td>
</tr>
<tr>
<td>Fixed by legislation</td>
<td>X</td>
</tr>
</tbody>
</table>

*Only if foreseen by the applicable legislation*
Part 1: Easy access to EPC input data

For example:

• Easy access to description of building and systems
• Documentation about products and systems
• Database of product and system characteristics
• Easy access to on site measurement results
• Easy access to the actual energy consumption of the building
• ...

Important role of information and communication technologies, BIM, database...
Part 1: Other issues for compliant EPC input data

- Data accuracy vs. **effort** to determine data
- Calculation accuracy vs. **number/complexity** of data
- Automatic control of data by software, **embedded database**
- Specificities for **execution related data**, existing buildings
- Data for **innovative products/systems**
- Procedures in line with **other legislations**:
  - Treaty on the functioning of the EU
  - Construction Products Regulation
  - Ecodesign and energy labelling Directives
  - RES Directive
  - ...
Structure of the source book

Part 1
- Technical procedures to obtain and prove compliant data
- There should be clear technical procedures what must be done

Part 2
- Robust legal procedures in case of non-compliance
- There should be clear legal procedures how to decide on non-compliance and related actions

Part 3
- Handling of non-compliance in practice
- There should be an effective control and sanctions if non-compliance

EPC compliance

Societal support!

See next presentation
The source book also includes...

• Thoughts about **societal support**
  – Why is social support absolutely needed?
  – Societal support for the procedures
  – Societal support for the practical handling of non-compliance

• Considerations about **innovation**:
  – Procedures should not be a barrier for innovation
  – Procedures should allow to cover innovative technologies

• Considerations on **economics** of compliance
  – Costs for compliance?
  – Costs in case of non-compliance?
  – Who pays?
To know more...

• Draft version of the source book available at:
  http://qualicheck-platform.eu

Comments and contributions are welcome, before 31/10/2016

Next presentation about the contents of Parts 2 and 3 of the source book

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