



**European Committee
of the Regions**

ENVE-VII/026

150th plenary session, 29-30 June 2022

OPINION

Proposal for a Directive of the European Parliament and of the Council on the energy performance of buildings (EPBD)

THE EUROPEAN COMMITTEE OF THE REGIONS

- highlights that the revision of the **EPBD is a cornerstone of the Fit for 55 package** and of paramount importance for the implementation of the Renovation Wave Strategy;
- welcomes the reference to the **circularity approach** in the proposal and stresses that all renovations being contracted by public authorities should follow, as far as possible, the criteria of **Green and Circular Public Procurement**;
- considers that the size of the challenges ahead in terms of climate transition and energy security require a more ambitious approach to energy transition as clearly outlined in the REPowerEU Plan. This should include **technical assistance, training and upskilling of workers** and strengthening capabilities of LRAs; considers that **the concept of "energy sufficiency" should be central** in the revised directive and embedded in the renovation passport;
- urges the establishment of a **comprehensive policy on energy poverty**, in order to avoid the Renovation Wave worsening the issues of energy poverty across the EU;
- considers that the use of Minimum Energy Performance Standards (**MEPS**), **if not adequately ambitious, could result in a lock-in effect**, reducing the level of ambition in the Renovation Wave; therefore, Member States should ensure buildings renovated during the next decades are renovated to the zero or nearly-zero emission standard calculated over the lifecycle of buildings;
- stresses that the energy efficiency of the building stock cannot be achieved by focusing on single buildings only and urban and territorial planning must support the individual interventions through a **systematic district approach** to the energy efficiency of cities;
- invites all levels of government to preserve the architectural and symbolic value of **historic buildings** and to find sustainable solutions so that they lead by example; calls on the Commission and Member States to provide guidance on improving the energy efficiency of historic buildings, also leveraging the work of the European Bauhaus Initiative, and create dedicated funding schemes for this purpose.

Rapporteur

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Reference document

Proposal for a Directive of the European Parliament and of the Council on the energy performance of buildings (recast)

COM(2021) 802

Opinion of the European Committee of the Regions – Proposal for a Directive of the European Parliament and of the Council on the energy performance of buildings

I. RECOMMENDATIONS FOR AMENDMENTS

Amendment 1

Recital 6

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
|---|--|
| Buildings account for 40% of final energy consumption in the Union and 36% of its energy-related greenhouse gas emissions. Therefore, reduction of energy consumption, in line with the energy efficiency first principle as laid down in Article 3 [revised EED] and defined in Article 2(18) of Regulation (EU) 2018/1999 of the European Parliament and of the Council and the use of energy from renewable sources in the buildings sector constitute important measures needed to reduce the Union's greenhouse gas emissions. Reduced energy consumption and an increased use of energy from renewable sources also have an important part to play in reducing the Union's energy dependency, promoting security of energy supply, technological developments and in creating opportunities for employment and regional development, in particular in islands and rural areas. | Buildings account for 39% of final energy consumption in the Union, 28% being operational consumption and 11% building materials and construction (embodied carbon) , and 36% of its energy-related greenhouse gas emissions. Therefore, reduction of the demand for energy, materials, land and energy consumption, in line with the energy efficiency first principle as laid down in Article 3 [revised EED] and defined in Article 2(18) of Regulation (EU) 2018/1999 of the European Parliament and of the Council and the use of energy from renewable sources in the buildings sector constitute important measures needed to reduce the Union's greenhouse gas emissions. Reduced demand for energy, materials and land , energy consumption and an increased use of energy from renewable sources also have an important part to play in reducing the Union's energy and materials dependency, promoting security of energy and materials supply, technological developments and in creating opportunities for employment and regional development, in particular in islands and rural areas. |

| <i>Reason</i> |
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| Adding a more explicit reference to circularity. |

Amendment 2

Recital 7

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| Buildings are responsible for greenhouse gas emissions before, during and after their operational lifetime. The 2050 vision for a decarbonised building stock goes beyond the | Buildings are responsible for greenhouse gas emissions before, during and after their operational lifetime. The 2050 vision for a decarbonised building stock goes beyond the |

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| <p>current focus on operational greenhouse gas emissions. The whole life-cycle emissions of buildings should therefore progressively be taken into account, starting with new buildings. Buildings are a significant material bank, being repositories for resources over many decades, and the design options largely influence the whole life-cycle emissions both for new buildings and renovations. The whole life-cycle performance of buildings should be taken into account not only in new construction, but also in renovations through the inclusion of policies for the reduction of whole life-cycle greenhouse gas emissions in Member States' building renovation plans.</p> | <p>current focus on operational greenhouse gas emissions. The whole life-cycle emissions of buildings should therefore be taken into account from now onwards, for both new buildings and existing ones when renovated. Buildings are a significant material bank, being repositories for resources over many decades, and the design options largely influence the whole life-cycle emissions both for new buildings and renovations. The whole life-cycle performance of buildings should be taken into account not only in new construction, but also in renovations through the inclusion of policies for the reduction of whole life-cycle greenhouse gas emissions in Member States' building renovation plans. The involvement of local and regional authorities in the process of developing these policies is essential to ensure that the transition takes place at all levels.</p> |
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| Reason |
| Without including existing buildings the climate neutrality objective will be out of reach. |

Amendment 3

Recital 8

| Text proposed by the European Commission | CoR amendment |
|---|---|
| <p>Minimizing the whole life-cycle greenhouse gas emissions of buildings requires resource efficiency and circularity. This can also be combined with turning parts of the building stock into a temporary carbon sink.</p> | <p>Minimising the whole life-cycle greenhouse gas emissions of buildings requires sufficiency policies that avoid in the first place the demand for energy, materials, land and water, resource efficiency and circularity. This can also be combined with turning parts of the building stock into a temporary carbon sink. To achieve zero embodied emissions would require reduction, reuse and optimisation of materials, designing carbon sequestering sites and the use of carbon sequestering materials.</p> |

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| Reason |
| Energy sufficiency is a powerful strategy to achieve climate objectives. Embodied emissions must also be taken into account. |

Amendment 4

Recital 9

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| The global warming potential over the whole life-cycle indicates the building's overall contribution to emissions that lead to climate change. It brings together greenhouse gas emissions embodied in construction products with direct and indirect emissions from the use stage. A requirement to calculate the life-cycle global warming potential of new buildings therefore constitutes a first step towards increased consideration of the whole life-cycle performance of buildings and a circular economy. | The global warming potential over the whole life-cycle indicates the building's overall contribution to emissions that lead to climate change. It brings together greenhouse gas emissions embodied in construction products with direct and indirect emissions from the use stage. A requirement to calculate the life-cycle global warming potential of new buildings and existing ones when they undergo renovation therefore constitutes a first step towards increased consideration of the whole life-cycle performance of buildings and a circular economy. |

Reason

Self-explanatory.

Amendment 5

Recital 10

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| Buildings are responsible for about half of primary fine particulate matter (PM2.5) emissions in the EU that cause premature death and illness. Improving energy performance of buildings can and should reduce pollutant emissions at the same time, in line with Directive (EU) 2016/2284 of the European Parliament and the Council ^[1] . [1] Directive (EU) 2016/2284 of the European Parliament and of the Council of 14 December 2016 on the reduction of national emissions of certain atmospheric pollutants, amending Directive 2003/35/EC and repealing Directive 2001/81/EC (OJ L 344, 17.12.2016, p.1). | Buildings are responsible for about half of primary fine particulate matter (PM2.5) emissions in the EU that cause premature death and illness. Reducing the demand for energy and materials and improving energy performance of buildings can and should reduce pollutant emissions at the same time, in line with Directive (EU) 2016/2284 of the European Parliament and the Council ^[1] and therefore contributing to the Zero Pollution ambition . [1] Directive (EU) 2016/2284 of the European Parliament and of the Council of 14 December 2016 on the reduction of national emissions of certain atmospheric pollutants, amending Directive 2003/35/EC and repealing Directive 2001/81/EC (OJ L 344, 17.12.2016, p.1). |

Reason

Adding a more explicit reference to circularity and zero pollution.

Amendment 6

Recital 11

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
|---|---|
| Measures to improve further the energy performance of buildings should take into account climatic, including adaptation to climate change, local conditions as well as indoor climate environment and cost-effectiveness. Those measures should not affect other requirements concerning buildings such as accessibility, fire safety and seismic safety and the intended use of the building such as accessibility, fire safety and seismic safety and the intended use of the building. | Measures to <i>avoid the demand for energy and materials and to</i> improve further the energy performance of buildings should take into account climatic, including adaptation to climate change, local conditions as well as indoor climate environment and cost-effectiveness <i>which should take into account environmental, societal and health externalities, making the most of measures available at the district level.</i> Those measures should not affect other requirements concerning buildings such as accessibility, fire safety and seismic safety and the intended use of the building such as accessibility, fire safety and seismic safety and the intended use of the building. |

Reason

Self-evident.

Amendment 7

New recital 11

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| | <p><i>Sufficiency measures that avoid in the first place the demand for energy, materials, land and water from buildings should be considered over the life cycle of buildings including at the design phase, the operational phase and the end of life of buildings. These measures should prioritise repurposing unused existing buildings over constructing new ones and the development of compact neighbourhoods over urban sprawl, passive heating and cooling solutions over mechanical ones, reusing construction materials over new ones and better management of existing buildings.</i></p> <p><i>Member States, in cooperation with local and regional authorities, should indicate in their building renovation plans sufficiency policies and measures aiming to avoid in the first place the demand for energy, materials, land and water over the lifecycle of buildings at the design phase, the operational phase and the end of life</i></p> |

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| | <i>of buildings.</i> |
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| Reason | |
| Energy sufficiency is a powerful strategy to achieve climate objectives. | |

Amendment 8

Recital 13

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| Member States should set minimum requirements for the energy performance of buildings and building elements with a view to achieving <i>the cost-optimal balance between the investments involved and the energy costs saved</i> throughout the lifecycle of the building, <i>without prejudice to the right of Member States to set minimum requirements which are more energy efficient than cost-optimal energy efficiency levels. Provision should be made for the possibility for Member States to review regularly their minimum energy performance requirements for buildings in the light of technical progress.</i> | Member States should set minimum requirements for the energy performance of buildings and building elements with a view to achieving <i>zero or nearly-zero carbon emission</i> throughout the lifecycle <i>of the building. Climate-positive buildings should also be promoted, in order to ensure the carbon neutrality of the building stock as a whole. A thorough involvement of local and regional authorities is essential in setting these requirements to ensure real and effective reductions.</i> |

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| Reason | |
| Minimum requirement must be aligned with climate neutrality to avoid carbon lock-in effect. | |

Amendment 9

Recital 14

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| Two-thirds of the energy used for heating and cooling of buildings still comes from fossil fuels. In order to decarbonise the building sector, it is of particular importance to phase out fossil fuel in heating and cooling. Therefore, Member States should indicate their national policies and measures to phase out fossil fuels in heating and cooling in their building renovation plans, and no financial incentives should be given for the installation of fossil fuel boilers under the next Multiannual Financial Framework as of 2027 , with the exception of those selected for investment, before 2027, under the European Regional Development Fund and on the Cohesion Fund. A clear legal basis for the ban of heat generators based on their greenhouse gas emissions or the type of fuel used should support | Two-thirds of the energy used for heating and cooling of buildings still comes from fossil fuels. In order to decarbonise the building sector, it is of particular importance to phase out fossil fuel in heating and cooling. Therefore, Member States, <i>in close cooperation with local and regional authorities</i> , should indicate their national policies and measures to phase out fossil fuels in heating and cooling in their building renovation plans, and no financial incentives should be given for the installation of fossil fuel boilers under the next Multiannual Financial Framework as of 2025 , with the exception of those selected for investment, before 2027, under the European Regional Development Fund and on the Cohesion Fund. A clear legal basis for the ban of heat generators |

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| national phase-out policies and measures. | based on their greenhouse gas emissions or the type of fuel used should support national phase-out policies and measures. |
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| Reason |
| Self-explanatory. |

Amendment 10

Recital 17

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| <p>The Commission should lay down a comparative methodology framework for calculating cost-optimal levels of minimum energy performance requirements. A review of this framework should enable the calculation of both energy and emission performance and should take into account environmental and health externalities, as well as the ETS extension and carbon prices. Member States should use this framework to <i>compare the results with</i> the minimum energy performance requirements which they have adopted. Should significant discrepancies, i.e. exceeding 15 %, exist between the calculated cost-optimal levels of minimum energy performance requirements and the minimum energy performance requirements in force, Member States should justify the difference or plan appropriate steps to reduce the discrepancy. [...].</p> | <p>The Commission should lay down a comparative methodology framework for calculating cost-optimal levels of minimum energy performance requirements. A review of this framework should enable the calculation of both energy and emission performance and should <i>be based on the objective of zero-carbon buildings over the life cycle of buildings and</i> take into account environmental and health externalities, as well as the ETS extension and carbon prices. Member States should use this framework to <i>ensure that</i> the minimum energy performance requirements which they have adopted <i>will lead to zero- or nearly-zero carbon emission buildings over the life cycle of buildings.</i> Should significant discrepancies, i.e. exceeding 15%, exist between the calculated cost-optimal levels of minimum energy performance requirements and the minimum energy performance requirements in force, Member States should justify the difference or plan appropriate steps to reduce the discrepancy. [...]</p> |

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| Reason |
| Self-evident. |

Amendment 11

Recital 18

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| <p>Major renovations of existing buildings, regardless of their size, provide <i>an</i> opportunity to take cost-effective measures to enhance energy performance. <i>For reasons of cost-effectiveness, it should be possible to limit the minimum energy performance requirements to the renovated parts that are most relevant for the energy</i></p> | <p>Major renovations of existing buildings, regardless of their size, provide <i>a unique</i> opportunity to take cost-effective measures to enhance energy performance <i>as they occur once every 25 years in residential buildings and once every 15 years in non-residential ones. This means residential buildings renovated during</i></p> |

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| <i>performance of the building. Member States should be able to choose to define a 'major renovation' either in terms of a percentage of the surface of the building envelope or in terms of the value of the building. If a Member State decides to define a major renovation in terms of the value of the building, values such as the actuarial value, or the current value based on the cost of reconstruction, excluding the value of the land upon which the building is situated, could be used.</i> | <i>this decade are unlikely to undergo another major renovation round before 2050, while non-residential buildings may undergo another major renovation round. However, this will increase the overall cost of the renovation of buildings. Therefore, to avoid locking carbon in renovated buildings, Member States should ensure renovated buildings during this decade are renovated to the zero or nearly - zero emission standard calculated over the lifecycle of buildings.</i> |
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| Reason |
| Minimum requirement must be aligned with climate neutrality to avoid carbon lock-in effect. |

Amendment 12

Recital 19

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| The enhanced climate and energy ambition of the Union requires a new vision for buildings: the zero-emission building, the very low energy demand of which is fully covered by energy from renewable sources where technically feasible. All new buildings should be zero-emission buildings, and all existing buildings should be transformed into zero-emission buildings by 2050. | The climate emergency and the enhanced climate and energy ambition of the Union requires a new vision for buildings: the zero-emission building, the very low energy demand of which is fully covered by energy from renewable sources where technically feasible. All new buildings should be zero-emission buildings, and all existing buildings should be renovated during this decade to zero-emission buildings to avoid the carbon lock-in effect by 2050 and to lower the renovation costs. |

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| Reason |
| Self-explanatory. |

Amendment 13

Recital 20

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| Different options are available to cover the energy needs of an efficient building by energy from renewable sources: on-site renewables such as solar thermal, solar photovoltaics, heat pumps and biomass, renewable energy provided by renewable energy communities or citizen energy communities, and district heating and cooling based on renewables or waste heat. | Different options are available to cover the energy needs of low-energy demand and efficient building by energy from renewable sources: on-site or grid-supplied renewables such as solar thermal solutions , solar photovoltaics, wind power , heat pumps and biomass, renewable energy provided by renewable energy communities or citizen energy communities, and district heating and cooling |

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| | based on renewables or waste heat. |
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| <i>Reason</i> | |
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| Self-explanatory. | |

Amendment 14

Recital 22

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
|--|---|
| <p>Minimum energy performance standards (MEPS) are the essential regulatory tool to trigger renovation of existing buildings on a large scale <i>as they tackle the key barriers to renovation such as split incentives and co- ownership structures, which cannot be overcome by economic incentives.</i> The introduction of minimum energy performance standards should lead to <i>a gradual phase out of the worst performing buildings and a continuous improvement of the national buildings</i> stock, contributing to the long-term goal of a decarbonised building stock by 2050.</p> | <p>Minimum energy performance standards (MEPS) are the essential regulatory tool to trigger renovation of existing buildings on a large scale. <i>In order to ensure that they are fit for purpose and do not contribute to creating a carbon lock-in effect, they need to be set at zero-emission standard: this is based on the assumption that between 2022 and 2050 only one round of major renovation is to be expected, on average.</i> The introduction of minimum energy performance standards should lead to <i>zero- or nearly-zero emission buildings, thus</i> contributing to the long-term goal of a decarbonised building stock by 2050. <i>Alternative standards should be applied in very specific cases, when zero-emission is not achievable such as, for example, in the case of historic buildings: these standards should still guarantee that best available techniques are applied. Climate-positive buildings should compensate the additional emissions of these less efficient buildings.</i></p> |

| <i>Reason</i> | |
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| Minimum requirement must be aligned with climate neutrality to avoid carbon lock-in effect. | |

Amendment 15

Recital 24

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| <p><i>As regards the rest of the national building stock,</i> Member States are free to decide whether they wish to introduce minimum energy performance standards, <i>designed at national level and adapted to national conditions. When reviewing this Directive, the Commission should assess whether further binding minimum energy</i></p> | <p>Member States are free to decide whether they wish to introduce minimum energy performance <i>and zero- or nearly-zero carbon-emission standards on renovation when national and subnational financial instruments are used. However, when combined with EU financial instruments, requirements on minimum energy</i></p> |

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| <i>performance standards need to be introduced in order to achieve a decarbonised building stock by 2050.</i> | <i>performance standard at the UE level on zero or nearly zero-emission buildings would apply in order to achieve a decarbonised building stock by 2050.</i> |
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| Reason |
| Self-explanatory. |

Amendment 16

New recital 24

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| | <i>Locally integrated district or neighbourhood approaches are allowing for overall renovation concepts for buildings that are spatially related, for example in terms of energy supply (e.g. housing blocks). The wider use of integrated, participative and district-related approaches is already the core of the Renovation Wave and should be promoted by this directive. Districts (e.g. quarters) and socially vulnerable neighbourhoods can be determined at the discretion of local and regional authorities in the context of this Directive according to local needs and location.</i> |

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| Reason |
| A district-related approach was described as the core of Renovation Wave. Joint supply of electricity, heat and charging infrastructure in a district or neighbourhood makes it possible to tap synergies and potential energy savings that remain hidden when you only look at the individual building. |

Amendment 17

Recital 27

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| The Union-wide minimum energy performance standards should be based on harmonised <i>energy performance classes</i> . <i>By defining the lowest energy performance class G as the worst-performing 15% of each Member State's national building stock, the harmonisation of energy performance classes ensures</i> similar efforts by all Member States, <i>while the definition of the best energy performance class A ensures</i> the convergence of the harmonised energy performance class scale towards the common vision of zero-emission buildings. | The Union-wide minimum energy performance standards <i>for zero-emission buildings</i> should be based on harmonised energy performance classes <i>to ensure</i> similar efforts by all Member States, <i>and</i> the convergence of the harmonised energy performance class scale towards the common vision of zero-emission buildings. |

| <i>Reason</i> |
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| It is not realistic that renovations will be carried out more than once in the current decade. The amendment aims at ensuring more cost-efficient and effective energy performance results. |

Amendment 18

Recital 28

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| Minimum energy performance requirements for existing buildings and building elements were already contained in the predecessors of this Directive and should continue to apply. <i>While the newly introduced minimum energy performance standards set a floor for the minimum energy performance of existing buildings and ensure that renovation of inefficient buildings takes place, minimum energy performance requirements for existing buildings and building elements ensure the necessary depth of renovation when a renovation takes place.</i> | Minimum energy performance requirements for existing buildings and building elements were already contained in the predecessors of this Directive and should continue to apply <i>if they lead to zero-emission building to avoid locking renovated buildings in carbon.</i> |

| <i>Reason</i> |
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| Minimum requirement must be aligned with climate neutrality to avoid carbon lock-in effect. |

Amendment 19

Recital 29

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
|---|--|
| To achieve a highly energy efficient and decarbonised building stock and the transformation of existing buildings into zero-emission buildings by 2050, Member States should establish national building renovation plans, which replace the long-term renovation strategies and become an even stronger, fully operational planning tool for Member States, with a stronger focus on financing and ensuring that appropriately skilled workers are available for carrying out building renovations. In their building renovation plans, Member States should set their own national building renovation targets. In line with Article 21(b)(7) of Regulation (EU) 2018/1999 and with the enabling conditions set under Regulation (EU) 2021/60 of the European Parliament and of the Council[1], Member States should provide an | To achieve a highly energy efficient and decarbonised building stock and the transformation of existing buildings into zero-emission buildings by 2050, Member States, <i>in close cooperation with local and regional authorities,</i> should establish national building renovation plans, which replace the long-term renovation strategies and become an even stronger, fully operational planning tool for Member States, with a stronger focus on financing and ensuring that appropriately skilled workers are available for carrying out building renovations. In their building renovation plans, Member States should set their own national building renovation targets. In line with Article 21(b)(7) of Regulation (EU) 2018/1999 and with the enabling conditions set under Regulation (EU) 2021/60 of the European Parliament and of |

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| outline of financing measures, as well as an outline of the investment needs <i>and</i> the administrative resources for the implementation of their building renovation plans. | the Council[1], Member States should provide an outline of financing measures, as well as an outline of the investment needs, the administrative resources for the implementation of their building renovation plans <i>and the measures intended to support the mainstreaming of adaptation and circularity principles in the renovation of the national building stock.</i> |
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| Reason |
| Self-evident. |

Amendment 20

Recital 32

| Text proposed by the European Commission | CoR amendment |
|---|---|
| Staged renovation <i>can be</i> a solution to address the issues of high upfront costs and hassle for the inhabitants that may occur when renovating ‘in one go’. <i>However, such staged renovation needs to be carefully planned in order to avoid that one renovation step precludes necessary subsequent steps.</i> Renovation passports provide a clear roadmap for <i>staged</i> renovation, helping owners and investors plan the best timing <i>and scope</i> for interventions. Therefore, renovation passports should be made available as a voluntary tool to <i>building owners</i> across all Member States. | Staged renovation <i>is not</i> a solution to address the issues of high upfront costs and hassle for the inhabitants that may occur when renovating ‘in one go’. <i>Staged renovation locks buildings in carbon at a high cost for taxpayers while locking low-income households in energy poverty. Addressing the issue of high upfront costs of renovation requires bundling renovation projects and existing financial instruments to reduce the upfront costs by scaling up.</i> Renovation passports <i>should</i> provide a clear roadmap for <i>one-go renovation projects which groups several buildings at the neighbourhood or the city level</i> , helping owners and investors plan the best timing for interventions. Therefore, renovation passports should be made available as a voluntary tool to <i>local and regional authorities</i> across all Member States. |

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| Reason |
| The proposed "staged renovation" may lead to a lock-in effect that should be avoided. |

Amendment 21

Recital 33

| Text proposed by the European Commission | CoR amendment |
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| The concept of ‘deep renovation’ has not yet been defined in Union legislation. With a view to achieving the long-term vision for buildings, deep renovation should be defined as a renovation that transforms buildings into zero- | The concept of ‘deep renovation’ has not yet been defined in Union legislation. With a view to achieving the long-term vision for buildings, deep renovation should be defined as a renovation that transforms buildings into zero- |

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| <p>emission buildings; in <i>a first step, as a renovation that transforms buildings into nearly zero-energy buildings</i>. This definition serves the purpose of <i>increasing the energy performance</i> of buildings. A deep renovation for <i>energy performance</i> purposes is a prime opportunity to address other aspects such as living conditions of vulnerable households, increasing climate resilience, resilience against disaster risks including seismic resilience, fire safety, the removal of hazardous substances including asbestos, and accessibility for persons with disabilities.</p> | <p>emission buildings in <i>one go</i>. This definition serves the purpose of <i>avoiding locking renovated buildings in carbon through staged renovation which results in low ambition</i>. A deep renovation for <i>zero emission</i> purposes is a prime opportunity to address other aspects such as living conditions of vulnerable households, increasing climate resilience, resilience against disaster risks including seismic resilience, fire safety, the removal of hazardous substances including asbestos, and accessibility for persons with disabilities</p> |
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| Reason |
| <p>It is not realistic that renovations will be carried out more than once in the current decade. The amendment aims at ensuring more cost-efficient and effective energy performance results.</p> |

Amendment 22
Recital 35

| Text proposed by the European Commission | CoR amendment |
|--|--|
| <p>Member States should support energy performance upgrades of existing buildings <i>that</i> contribute to achieving a healthy indoor environment, including through the removal of asbestos and other harmful substances, preventing the illegal removal of harmful substances, and facilitating compliance with existing legislative acts such as Directives 2009/148/EU[1] and (EU) 2016/2284[2] of the European Parliament and of the Council.[1] Directive 2009/148/EC of the European Parliament and of the Council of 30 November 2009 on the protection of workers from the risks related to exposure to asbestos at work (OJ L 330, 16.12.2009, p. 28).[2] Directive (EU) 2016/2284 of the European Parliament and of the Council of 14 December 2016 on the reduction of national emissions of certain atmospheric pollutants, amending Directive 2003/35/EC and repealing Directive 2001/81/EC (OJ L 344, 17.12.2016, p. 1).</p> | <p>Member States <i>and local and regional authorities</i> should support energy performance upgrades <i>that strives to achieve zero-emission building stock and</i> contribute to achieving a healthy indoor environment, including through the removal of asbestos and other harmful substances, preventing the illegal removal of harmful substances, and facilitating compliance with existing legislative acts such as Directives 2009/148/EU[1] and (EU) 2016/2284[2] of the European Parliament and of the Council.[1] Directive 2009/148/EC of the European Parliament and of the Council of 30 November 2009 on the protection of workers from the risks related to exposure to asbestos at work (OJ L 330, 16.12.2009, p. 28).[2] Directive (EU) 2016/2284 of the European Parliament and of the Council of 14 December 2016 on the reduction of national emissions of certain atmospheric pollutants, amending Directive 2003/35/EC and repealing Directive 2001/81/EC (OJ L 344, 17.12.2016, p. 1).</p> |

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| Reason |
| <p>Self-explanatory.</p> |

Amendment 23

Recital 37

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
|---|---|
| Combined with an increased share of renewable electricity production, electric vehicles produce fewer greenhouse gas emissions. Electric vehicles constitute an important component of a clean energy transition based on energy efficiency measures, alternative fuels, renewable energy and innovative solutions for the management of energy flexibility. Building codes can be effectively used to introduce targeted requirements to support the deployment of recharging infrastructure in car parks of residential and non-residential buildings. Member States should remove barriers such as split incentives and administrative complications which individual owners encounter when trying to install a recharging point on their parking space. | Combined with an increased share of renewable electricity production, electric vehicles produce fewer greenhouse gas emissions. Electric vehicles constitute an important component of a clean energy transition based on energy efficiency measures, alternative fuels, renewable energy and innovative solutions for the management of energy flexibility. Building codes can be effectively used to introduce targeted requirements to support the deployment of recharging infrastructure in car and biking parks of residential and non-residential buildings. Member States should remove barriers such as split incentives and administrative complications which individual owners encounter when trying to install a recharging point on their parking space. |

| <i>Reason</i> |
|---------------|
| Self-evident. |

Amendment 24

Recital 40

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
|--|--|
| Promoting green mobility is a key part of the European Green Deal and buildings can play an important role in providing the necessary infrastructure, not only for recharging of electric vehicles but also for bicycles. A shift to soft mobility such as cycling can significantly reduce greenhouse gas emissions from transport . As set out in the 2030 Climate Target Plan, increasing the modal shares of clean and efficient private and public transport, such as cycling, will drastically lower pollution from transport and bring major benefits to individual citizens and communities. The lack of bike parking spaces is a major barrier to the uptake of cycling, both in residential and non-residential buildings. Building codes can effectively support the transition to cleaner mobility by establishing requirements for a minimum number of bicycle parking spaces. | Promoting green mobility is a key part of the European Green Deal and buildings can play an important role in providing the necessary infrastructure, not only for recharging of electric vehicles but also for bicycles. A shift to soft mobility such as cycling can significantly reduce greenhouse gas emissions from mobility . As set out in the 2030 Climate Target Plan, increasing the modal shares of clean and efficient private and public transport, such as cycling, will drastically lower pollution from mobility and bring major benefits to individual citizens and communities. The lack of bike parking spaces is a major barrier to the uptake of cycling, both in residential and non-residential buildings. Land use and urban planning policies can effectively support the transition to cleaner mobility by establishing requirements for a minimum number of bicycle parking spaces. |

| <i>Reason</i> |
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| Self-evident. |

Amendment 25

Recital 43

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
|--|---|
| <p>The smart readiness indicator should be used to measure the capacity of buildings to use information and communication technologies and electronic systems to adapt the operation of buildings to the needs of the occupants and the grid and to improve the energy efficiency and overall performance of buildings. The smart readiness indicator should raise awareness amongst building owners and occupants of the value behind building automation and electronic monitoring of technical building systems and should give confidence to occupants about the actual savings of those new enhanced-functionalities. The smart readiness indicator is particularly beneficial for large buildings with high energy demand. For other buildings, the scheme for rating the smart readiness of buildings should be optional for Member States.</p> | <p>The smart readiness indicator should be used to measure the capacity of buildings to use information and communication technologies and electronic systems to adapt the operation of buildings to the needs of the occupants and the grid and to improve the energy efficiency and overall performance of buildings. The smart readiness indicator should raise awareness amongst building owners and occupants of the value behind building automation and electronic monitoring of technical building systems and should give confidence to occupants about the actual savings of those new enhanced-functionalities. The smart readiness indicator is particularly beneficial for large buildings with high energy demand. For other buildings, the scheme for rating the smart readiness of buildings should be optional for Member States.</p> <p><i>Member States shall ensure adequate training of the technical staff working in local and regional authorities on the subject.</i></p> |

| <i>Reason</i> |
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| Capacity building at local and regional level is one of the main barriers to the transformation needed. |

Amendment 26

Recital 45

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
|--|---|
| <p>Union financial instruments should be used to give practical effect to the objectives of this Directive, without however substituting national measures. In particular, due to the scale of the renovation effort needed, they should be used for providing appropriate and innovative means of financing to catalyse investment in energy performance of buildings. They could play an important role in the development of national, regional and local <i>energy efficiency</i> funds, instruments, or mechanisms, which deliver such financing possibilities to private property owners, to small and medium-sized enterprises</p> | <p>Union financial instruments should be used to give practical effect to the objectives of this Directive without, however, substituting national measures. In particular, due to the scale of the renovation effort needed, they should be used for providing appropriate and innovative means of financing to catalyse investment in energy performance of buildings. They could play an important role in the development of national, regional and local <i>renovation</i> funds, instruments, or mechanisms, which deliver such financing possibilities to private property owners, to <i>municipalities and local authorities,</i></p> |

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| and to energy efficiency service companies. | small and medium-sized enterprises and to energy efficiency service companies. |
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| Reason |
| Self-evident. |

Amendment 27

Recital 47

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| Financing alone will not deliver on the renovation needs. Together with financing, setting up accessible and transparent advisory tools and assistance instruments such as one-stop-shops that <i>provide integrated energy renovation services or facilitators</i> , as well as implementing other measures and initiatives <i>such as those referred to in the Commission's Smart Finance for Smart Buildings Initiative</i> , is indispensable to provide the right enabling framework and break barriers to renovation. | Financing alone will not deliver on the renovation needs. Together with financing, setting up accessible and transparent advisory tools and assistance instruments such as one-stop-shops that <i>organise and plan the renovation of full neighborhoods and/or groups of buildings and ensure the construction industry will deliver zero-emission buildings without overestimating the renovation cost</i> , as well as implementing other measures and initiatives <i>aiming at zero-emission buildings</i> is indispensable to provide the right enabling framework and break barriers to renovation. <i>In order to address the current shortage of skilled workers, also within the local and regional departments, significant efforts in building and training adequate skills and capacities will also be needed to ensure a smooth implementation of the process. To this purpose, a formal, specialist, high-quality training plan must be established in the field for staff/technicians working for the various authorities in the Member States that are involved in the various associated processes.</i> |

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| Reason |
| Adequate skills are crucial for the implementation of the EPBD. |

Amendment 28

Recital 48

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
|--|--|
| Inefficient buildings are often linked to energy poverty and social problems. Vulnerable households are particularly exposed to increasing energy prices as they spend a larger proportion of their budget on energy products. <i>By reducing</i> | Inefficient buildings are often linked to energy poverty and social problems. Vulnerable households are particularly exposed to increasing energy prices as they spend a larger proportion of their budget on energy products. <i>Eradicating</i> |

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| <p><i>excessive energy bills, building renovation can lift people out of energy poverty and also prevent it. At the same time, building renovation does not come for free, and it is essential to ensure that the social impact of the costs for building renovation, notably on vulnerable households, is kept in check.</i> The renovation wave should leave no one behind and be seized as an opportunity to improve the situation of vulnerable households, and a fair transition towards climate neutrality should be ensured. [...]</p> | <p><i>energy poverty requires renovating buildings to zero or nearly - zero emission standard to drastically reduce energy bills, and ensure that they will be energy producers, whenever possible.. Renovating buildings occupied by vulnerable households should be done at no cost for them. EU and national financial instruments should support such renovations.</i> The renovation wave should leave no one behind and be seized as an opportunity to improve the situation of vulnerable households, and a fair transition towards climate neutrality should be ensured. [...]</p> <p><i>The funding and possible guarantees must also specifically cover the new burden on owner-occupiers whose homes, which they have worked hard to pay off over decades, are their old-age pension insurance. Targeting support and guarantees can also facilitate progress and provide incentives here.</i></p> |
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| Reason | |
| Energy poverty is a very relevant issue and needs a systematic approach aimed at eradicating it. It is difficult for older people to borrow money. It is therefore necessary to offer the relevant groups of people solutions to make the required home investments in order to combat climate change. | |

Amendment 29

Recital 50

| Text proposed by the European Commission | CoR amendment |
|--|---|
| The monitoring of the building stock is facilitated by the availability of data collected by digital tools, thereby reducing administrative costs. Therefore, national databases for energy performance of buildings should be set up, and the information contained therein should be transferred to the EU Building Stock Observatory. | The monitoring of the building stock is facilitated by the availability of data collected by digital tools, thereby reducing administrative costs. Therefore, national databases for GHG emissions and energy performance of buildings should be set up, and the information contained therein should be transferred to the EU Building Stock Observatory. |

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| Reason | |
| Self-evident. | |

Amendment 30

Recital 52

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| <p>Recent years have seen a rise in the number of air-conditioning systems in European countries. That creates considerable problems at peak load times, increasing the cost of electricity and disrupting the energy balance. Priority should be given to strategies which enhance the thermal performance of buildings during the summer period. To that end, there should be focus on measures which avoid overheating, such as shading and sufficient thermal capacity in the building construction, and further development and application of passive cooling techniques, primarily those that improve indoor climatic conditions and the micro-climate around buildings.</p> | <p>Recent years have seen a rise in the number of air-conditioning systems (ACS) in European countries <i>and the expected global warming is likely to increase the number of installed ACSs if upfront action to install passive cooling solutions are not considered during this decade.</i> That creates considerable problems at peak load times, increasing the cost of electricity and disrupting the energy balance. Priority should be given to strategies which enhance the thermal performance of buildings during the summer period. To that end, there should be focus on measures which avoid overheating, such as shading and sufficient thermal capacity in the building construction, and further development and application of passive cooling techniques, primarily those that improve indoor climatic conditions and the micro-climate around buildings.</p> |

| <i>Reason</i> |
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| Self-evident. |

Amendment 31

Recital 55

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
|---|---|
| <p>Since local and regional authorities are <i>critical</i> for the successful implementation of this Directive, they should be consulted and involved, as and when appropriate in accordance with applicable national legislation, on planning issues, the development of programmes to provide information, training and awareness-raising, and on the implementation of this Directive at national or regional level. Such consultations may <i>also</i> serve to promote the provision of adequate guidance to local planners and building inspectors to carry out the necessary tasks. Furthermore, Member States should enable and encourage architects and planners to properly consider the optimal combination of improvements in energy efficiency, use of energy</p> | <p>Since local and regional authorities are <i>essential</i> for the successful implementation of this Directive, they should be consulted and involved, in accordance with <i>the principle of subsidiarity and proportionality</i> and applicable national legislation, on planning issues, the development of programmes to provide information, training and awareness-raising, and on the implementation of this Directive at national or regional <i>and local</i> level. Such consultations <i>should feed into the national Multilevel Energy and Climate Dialogues</i> and may serve to promote the provision of adequate guidance to local planners and building inspectors to carry out the necessary tasks. <i>In this connection, it should be possible, within the framework of this Directive, to</i></p> |

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| <p>from renewable sources and use of district heating and cooling when planning, designing, building and renovating industrial or residential areas.</p> | <p><i>respond to the often very disparate conditions of urban areas and rural areas with a high portion of single- and multiple-family homes and varied settlement structure, and to design the specifications in a way that suits each region.</i> Furthermore, Member States <i>and local and regional authorities</i> should enable and encourage architects and planners to properly consider the optimal combination of improvements in energy efficiency <i>and saving</i>, use of energy from renewable sources and use of district heating and cooling when <i>planning, designing, building and renovating industrial or residential areas.</i> <i>Furthermore, it is essential to promote the use of locally accessible resources and valuable experts in the process of</i> planning, designing, building and renovating industrial or residential areas. <i>Member States have a key role to play in supporting local and regional authorities in this endeavour.</i></p> |
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| <p>Reason</p> <p>The use of locally available resources and experts further contributes to mitigating the negative effects on the climate.</p> |
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Amendment 32

Article 1

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
|---|--|
| <p>Subject matter</p> <p>1. This Directive promotes the improvement of the energy performance of buildings and the reduction of greenhouse gas emissions from buildings within the Union, with a view to achieving a zero-emission building stock by 2050 taking into account outdoor climatic and local conditions, as well as indoor climate requirements and cost-effectiveness.</p> <p>2. This Directive lays down requirements as regards:</p> <p>(a) the common general framework for a methodology for calculating the integrated energy performance of buildings and</p> | <p>Subject matter</p> <p>1. This Directive promotes <i>energy and materials demand reduction over the lifecycle of buildings</i>, the improvement of the energy performance of buildings and the reduction of greenhouse gas emissions from buildings within the Union, with a view to achieving a zero-emission building stock by 2050 taking into <i>account</i>, outdoor climatic and local conditions, as well as indoor climate requirements, <i>environmental protection, pollution reduction</i> and cost-effectiveness <i>which should take into account environmental, societal and health externalities. This will also contribute significantly to improve Europe's energy security.</i></p> |

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| <p>building units;</p> <p>(b) the application of minimum requirements to the energy performance of new buildings and new building units;</p> <p>(c) the application of minimum requirements to the energy performance of:</p> <p>(i) existing buildings and building units that are subject to major renovation;</p> <p>(ii) building elements that form part of the building envelope and that have a significant impact on the energy performance of the building envelope when they are retrofitted or replaced;</p> <p>(iii) technical building systems whenever they are installed, replaced or upgraded;</p> <p>(d) the application of minimum energy performance standards to existing buildings and existing building units;</p> <p>(e) renovation passports;</p> <p>(f) national building renovation plans;</p> <p>(g) sustainable mobility infrastructure in and adjacent to buildings; and</p> <p>(h) smart buildings;</p> <p>(i) energy performance certification of buildings or building units;</p> <p>(j) regular inspection of heating, ventilation and air-conditioning systems in buildings;</p> <p>(k) independent control systems for energy performance certificates, renovation passports, smart readiness indicators and inspection reports.</p> <p>3. The requirements laid down in this Directive are minimum requirements and shall not prevent any Member State from maintaining or introducing more stringent measures. Such measures shall be compatible with the TFEU. They shall be notified to the Commission.</p> | <p>2. This Directive lays down requirements as regards:</p> <p>(a) the common general framework for a methodology for calculating the integrated energy performance of buildings and building units <i>to make them zero or nearly-zero - GHG-emissions</i>;</p> <p>(b) the application of minimum requirements to the energy performance of new buildings and new building units;</p> <p>(c) the application of minimum requirements to the energy performance of:</p> <p>(i) existing buildings and building units that are subject to major renovation <i>to become zero or nearly-zero GHG-emissions</i>;</p> <p>(ii) building elements that form part of the building envelope and that have a significant impact on the energy performance of the building envelope when they are retrofitted or replaced;</p> <p>(iii) technical building systems whenever they are installed, replaced or upgraded;</p> <p>(d) the application of minimum energy performance standards to existing buildings and existing building units <i>to make them zero or nearly-zero GHG-emissions</i>;</p> <p>(e) renovation passports;</p> <p>(f) national building renovation plans;</p> <p>(g) sustainable mobility infrastructure in and adjacent to buildings; and</p> <p>(h) smart buildings;</p> <p>(i) energy performance certification of buildings or building units;</p> <p>(j) regular inspection of heating, ventilation and air-conditioning systems in buildings;</p> <p>(k) independent control systems for energy performance certificates, renovation passports, smart readiness indicators and inspection reports.</p> |
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| | 3. The requirements laid down in this Directive are minimum requirements and shall not prevent any Member State from maintaining or introducing more stringent measures. Such measures shall be compatible with the TFEU. They shall be notified to the Commission. |
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| Reason |
| The objective of the EPBD needs to be aligned with climate neutrality by 2050. |

Amendment 33

Article 2.2

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
|---|--|
| ‘zero-emission building’ means a building with a very high energy performance, as determined in accordance with Annex I, where the very low amount of energy still required is fully covered by energy from renewable sources generated on-site, from a renewable energy community within the meaning of Directive (EU) 2018/2001 [amended RED] or from a district heating and cooling system, in accordance with the requirements set out in Annex III; | ‘zero-emission building’ means a building with <i>very low energy and materials demand over the lifecycle of buildings</i> , a very high energy performance, as determined in accordance with Annex I, where the very low amount of energy still required is fully covered by energy from renewable sources generated on-site <i>or provided through the grid</i> , from a renewable energy community within the meaning of Directive (EU) 2018/2001 [amended RED], from a district heating and cooling system, in accordance with the requirements set out in Annex III <i>or through distributed grid-based renewables</i> ; ‘ <i>climate-positive building</i> ’ means a building with <i>very low energy and materials demand over the lifecycle of buildings, a very high energy performance, as determined in accordance with Annex I, where the energy production at the building or designated to the building exceeds its energy demand.</i> |

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| Reason |
| Adding circularity, district heating, the concept of climate-positive building and the criteria of entire lifecycle of buildings. |

Amendment 34

Article 2.3

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
|--|--|
| ‘nearly zero-energy building’ means a building with a very high energy performance, as determined in accordance with Annex I, which cannot be lower than the 2023 cost-optimal level | ‘nearly zero-energy building’ means a building with a very high energy performance, as determined in accordance with Annex I, which cannot be lower than the 2023 cost-optimal level |

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| reported by Member States in accordance with Article 6(2) and where the nearly zero or very low amount of energy required is covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby; | reported by Member States in accordance with Article 6(2) and where the nearly zero or very low amount of energy demand is covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby or through recovered waste energy ; |
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| Reason |
| Energy performance is a relative indicator while low energy demand is an absolute target. |

Amendment 35

Article 2.4

| Text proposed by the European Commission | CoR amendment |
|---|---|
| 'minimum energy performance standards' means rules that require existing buildings to meet an energy performance requirement <i>as part of a wide renovation plan for a building stock or at a trigger point on the market (sale or rent), in a period of time or by a specific date, thereby triggering renovation of existing buildings</i> ; | 'minimum energy performance standards' means rules that require existing buildings to meet an energy performance requirement that makes zero- or nearly-zero GHG emissions buildings part of a wide renovation plan for a building stock when renovated by 2032 ; |

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| Reason |
| The objective of the EPBD needs to be aligned with climate neutrality by 2050. |

Amendment 36

Article 2.46

| Text proposed by the European Commission | CoR amendment |
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| 46. 'reference floor area' means the floor area used as reference size for the assessment of the energy performance of a building, calculated as the sum of the useful floor areas of the spaces within the building envelope specified for the energy performance assessment; | 46. 'reference floor area' means the floor area used as reference size for the assessment of the energy performance of a building, calculated as the sum of the useful floor areas of the spaces within the building envelope and surfaces occupied by energy-consuming infrastructure managed within the building specified for the energy performance assessment; |

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| Reason |
| To include in the definition of "reference floor area" infrastructure that belongs to buildings and consumes energy, such as sports infrastructure, swimming pools, etc. |

Amendment 37

Article 2.57 new

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
|---|---|
| | <i>'Sufficiency' is a set of measures and daily practices that avoid the demand for energy, materials, land and water while delivering human wellbeing for all within the planetary boundaries.</i> |

Reason

Energy sufficiency is a powerful strategy to achieve climate objectives.

Amendment 38

Article 3.1

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
|---|---|
| <p>1. Each Member State shall establish a national building renovation plan to ensure the renovation of the national stock of residential and non-residential buildings, both public and private, into a highly energy efficient and decarbonised building stock by 2050, with the objective to transform existing buildings into zero-emission buildings.</p> <p>Each building renovation plan shall encompass:</p> <p>(a) an overview of the national building stock for different building types, construction periods and climatic zones, based, as appropriate, on statistical sampling and the national database for energy performance certificates pursuant to Article 19, an overview of market barriers and market failures and an overview of the capacities in the construction, energy efficiency and renewable energy sectors;</p> <p>(b) a roadmap with nationally established targets and measurable progress indicators, with a view to the 2050 climate neutrality goal, in order to ensure a highly energy efficient and decarbonised national building stock and the transformation of existing buildings into zero-emission buildings by 2050;</p> <p>(c) an overview of implemented and planned policies and measures, supporting the</p> | <p>Each Member State shall establish a national building renovation plan to ensure the renovation of the national stock of residential and non-residential buildings, both public and private, into a highly energy efficient and decarbonised building stock by 2050, with the objective to transform existing buildings into zero-emission buildings. <i>The EU should provide Member States, regions and cities with all the necessary tools to develop these plans.</i> Each building renovation plan shall encompass: (a) an overview of the national building stock for different building types, construction periods and climatic zones, based, as appropriate, on statistical sampling and the national database for energy performance certificates pursuant to Article 19, an overview of market barriers and market failures and an overview of the capacities in the construction, energy efficiency and renewable energy sectors; (b) <i>national targets for circular use of materials and sufficiency</i>; (c) a roadmap with nationally established targets and measurable progress indicators, with a view to the 2050 climate neutrality goal, in order to ensure a highly energy efficient and decarbonised national building stock and the transformation of existing buildings into zero-emission buildings by 2050; (d) an overview of implemented and planned</p> |

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| <p>implementation of the roadmap pursuant to point (b); and</p> <p>(d) an outline of the investment needs for the implementation of the building renovation plan, the financing sources and measures, and the administrative resources for building renovation.</p> <p>The roadmap referred to in point (b) shall include national targets for 2030, 2040 and 2050 as regards the annual energy renovation rate, the primary and final energy consumption of the national building stock and its operational greenhouse gas emission reductions; specific timelines for buildings to achieve higher energy performance classes than those pursuant to Article 9(1), by 2040 and 2050, in line with the pathway for transforming the national building stock into zero-emission buildings; an evidence-based estimate of expected energy savings and wider benefits [...]</p> | <p>policies and measures <i>including sufficiency policies, which may be based on locally integrated district or neighbourhood concepts</i>, supporting the implementation of the roadmap pursuant to point (c); and (e) an outline of the investment needs for the implementation of the building renovation plan, the financing sources and measures, and the administrative resources for building renovation. The roadmap referred to in point (c) shall include national targets for 2030, 2040 and 2050 as regards the annual energy renovation rate, the primary and final energy consumption of the national building stock and its operational greenhouse gas emission reductions; specific timelines for buildings to achieve higher energy performance classes than those pursuant to Article 9(1), by 2040 and 2050, in line with the pathway for transforming the national building stock into zero-emission buildings; an evidence-based estimate of expected energy savings, <i>emissions reduction</i> and wider benefits, <i>on the basis of locally integrated district or neighbourhood concepts</i> [...]</p> |
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| Reason |
| The objective of the EPBD needs to be aligned with climate neutrality by 2050. |

Amendment 39

Article 3.4

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
|---|--|
| <p>4. The Commission shall assess the national draft building renovation plans, in particular whether: (a) the level of ambition of the nationally established targets is sufficient and in line with the national commitments on climate and energy laid down in the national integrated energy and climate plans; (b) the policies and measures are sufficient to achieve the nationally established targets; (c) the allocation of budgetary and administrative resources is sufficient for the implementation of the plan; (d) the public consultation pursuant to paragraph 3 has been sufficiently inclusive; and (e) the plans comply with the requirements of paragraph 1 and the template in Annex II. After consulting the Committee established by Article 30, the</p> | <p>4. The Commission shall assess the national draft building renovation plans, in particular whether: (a) the level of ambition of the nationally established targets is sufficient and <i>will lead to decarbonised building stock by 2050</i> in line with the national commitments on climate and energy laid down in the national integrated energy and climate plans; (b) the policies and measures are sufficient to achieve the nationally established targets <i>and do not lock renovated buildings in carbon</i>; (c) the allocation of budgetary and administrative resources is sufficient for the implementation of the plan; (d) the public consultation pursuant to paragraph 3 has been sufficiently inclusive; and (e) the plans comply with the requirements of paragraph 1</p> |

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| Commission may issue country-specific recommendations to Member States in accordance with Article 9(2) and Article 34 of Regulation (EU) 2018/1999. With regard to the first draft building renovation plan, the Commission may issue country-specific recommendations to Member States no later than six months after the Member State has submitted that plan. | and the template in Annex II. After consulting the Committee established by Article 30, the Commission may issue country-specific recommendations to Member States in accordance with Article 9(2) and Article 34 of Regulation (EU) 2018/1999. With regard to the first draft building renovation plan, the Commission may issue country-specific recommendations to Member States no later than six months after the Member State has submitted that plan. |
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| Reason |
| Self-explanatory. |

Amendment 40
Article 5.1

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
|---|---|
| <p style="text-align: center;">Setting of minimum energy performance requirements</p> <p>1. Member States shall take the necessary measures to ensure that minimum energy performance requirements for buildings or building units are set with <i>a view to at least achieving cost-optimal levels</i>. The energy performance shall be calculated in accordance with the methodology referred to in Article 4. <i>Cost-optimal levels</i> shall be calculated in accordance with the comparative methodology framework referred to in Article 6.</p> <p>Member States shall take the necessary measures to ensure that minimum energy performance requirements are set for building elements that form part of the building envelope and that have a significant impact on the energy performance of the building envelope when they are replaced or retrofitted, with a view to achieving <i>at least cost-optimal levels</i>.</p> <p>When setting requirements, Member States may differentiate between new and existing buildings and between different categories of buildings.</p> <p>Those requirements shall take account of <i>general indoor climate</i> conditions, <i>in order to avoid possible negative effects such as inadequate ventilation</i>, as well as local conditions and the</p> | <p style="text-align: center;">Setting of minimum energy performance requirements</p> <p>1. Member States, <i>in cooperation with local and regional authorities</i>, shall take the necessary measures to ensure that minimum energy performance requirements for buildings or building units are set <i>in line with the pathway for making the national building stock become climate neutral by 2050</i>. The energy performance shall be calculated in accordance with the methodology referred to in Article 4. <i>Zero-emission standard</i> shall be calculated in accordance with the comparative methodology framework referred to in Article 6.</p> <p>Member States shall take the necessary measures to ensure that minimum energy performance requirements are set for building elements that form part of the building envelope and that have a significant impact on the energy performance of the building envelope when they are replaced or retrofitted, with a view to achieving <i>zero-emission standard</i>.</p> <p>When setting requirements, Member States may differentiate between new and existing buildings and between different categories of buildings.</p> <p>Those requirements shall take account of <i>the need for appropriate indoor environmental</i></p> |

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| designated function and the age of the building. Member States shall review their minimum energy performance requirements at regular intervals which shall not be longer than five years and shall, if necessary, update them in order to reflect technical progress in the building sector, the results of the cost-optimal calculation set out in Article 6, and updated national energy and climate targets and policies. | quality conditions as well as local conditions and the designated function and the age of the building. These local conditions should be considered by region, not at national level, as they can often vary from one municipality to another. |
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| Reason |
| The objective of the EPBD needs to be aligned with climate neutrality by 2050. |

Amendment 41

Article 6.1

| Text proposed by the European Commission | CoR amendment |
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| Calculation of cost-optimal levels of minimum energy performance requirements The Commission is empowered to adopt delegated acts in accordance with Article 29 concerning a comparative methodology framework for calculating cost-optimal levels of minimum energy performance requirements for buildings and building elements. By 30 June 2026, the Commission shall revise the comparative methodology framework for calculating cost-optimal levels of minimum energy performance requirements in existing buildings undergoing major renovation and for individual building elements. [...] | Calculation of cost-optimal levels of minimum energy performance requirements The Commission is empowered to adopt delegated acts in accordance with Article 29 concerning a comparative methodology framework for calculating cost-optimal levels of minimum energy performance requirements for buildings and building elements. By 30 June 2026, the Commission shall replace the comparative methodology framework for calculating cost-optimal levels of minimum energy performance requirements in existing buildings undergoing major renovation and for individual building elements by a methodology to calculate minimum energy performance standard to deliver on zero and nearly-zero emission buildings. [...] |

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| Reason |
| The cost-optimum methodology is an important tool to assess what Member States are doing. |

Amendment 42

Article 7

| Text proposed by the European Commission | CoR amendment |
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| 1. Member States shall ensure that from the following dates, new buildings are zero-emission buildings in accordance with Annex III: (a) as of 1 January 2027, new buildings occupied or owned by public authorities; | 1. Member States in cooperation with local and regional authorities shall ensure that from the following dates, new buildings are zero-emission buildings in accordance with Annex III: (a) as of 1 January 2027, new buildings |

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| <p>and</p> <p>(b) as of 1 January 2030, all new buildings;</p> <p>Until the application of the requirements under the first subparagraph, Member States shall ensure that all new buildings are at least nearly zero-energy buildings and meet the minimum energy performance requirements laid down in accordance with Article 5.</p> <p>2. Member States shall ensure that the life-cycle Global Warming Potential (GWP) is calculated in accordance with Annex III and disclosed through the energy performance certificate of the building:</p> <p>(a) as of 1 January 2027, for all new buildings with a useful floor area larger than 2000 square meters; and</p> <p>(b) as of 1 January 2030, for all new buildings.</p> <p>3. The Commission is empowered to adopt delegated acts in accordance with Article 29 to supplement this Directive in order to adapt Annex III to technological progress and innovation, to set <i>adapted maximum energy performance thresholds in Annex III to renovated buildings and to adapt the maximum energy performance thresholds for zero-emission buildings.</i></p> <p>4. Member States shall address, in relation to new buildings, the issues of healthy indoor climate conditions, adaptation to climate change, fire safety, risks related to intense seismic activity and accessibility for persons with disabilities. Member States shall also address carbon removals associated to carbon storage in or on buildings.</p> | <p>occupied or owned by public authorities; and</p> <p>(b) as of 1 January 2030, all new buildings;</p> <p>(c) <i>as of 1 January 2030, for existing buildings when EU funding is used for their renovation.</i></p> <p>Until the application of the requirements under the first subparagraph, Member States shall ensure that all new buildings are at least nearly zero-energy buildings and meet the minimum energy performance requirements laid down in accordance with Article 5.</p> <p>2. Member States <i>in cooperation with local and regional authorities</i> shall ensure that the life-cycle Global Warming Potential (GWP) is calculated in accordance with Annex III and disclosed through the energy performance certificate of the building:</p> <p>(a) as of 1 January 2027, for all new buildings with a useful floor area larger than 2000 square meters; and</p> <p>(b) as of 1 January 2030, for all new buildings.</p> <p>3. The Commission is empowered to adopt delegated acts in accordance with Article 29 to supplement this Directive in order to adapt Annex III to technological progress and innovation, to set <i>the zero and nearly-zero emission building standards for Member States and develop requirements on low-carbon and renewable sources of supplied energy and life-cycle global warming potential (GWP)</i> for zero-emission buildings.</p> <p>4. Member States, <i>in cooperation with local and regional authorities</i>, shall address, in relation to new buildings, the issues of healthy indoor climate conditions, adaptation to climate change, fire safety, risks related to intense seismic activity and accessibility for persons with disabilities. Member States shall also address carbon removals associated to carbon storage in or on buildings.</p> <p><i>Article 7a</i></p> |
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| | <p><i>New European Bauhaus</i></p> <ol style="list-style-type: none"> <i>1. Member States in cooperation with local and regional authorities shall ensure that developers of building renovation projects receive information about the objectives and involvement opportunities in the New European Bauhaus initiative, at the moment of seeking advice, applying for funding and when introducing permits.</i> <i>2. Member States shall empower local and regional authorities to develop dedicated support instruments for reference buildings according to Annex VII of this Directive that are culturally enriching, sustainable and inclusive in line with the New European Bauhaus. Instruments may encompass financial schemes for renovations showcasing how individual buildings or whole neighbourhoods can be transformed into zero-emission buildings and districts in an affordable, sustainable and socially inclusive way, while maximising wider benefits, in a participatory and bottom-up approach.</i> <i>3. Member States shall put in place national industrial policies for the largescale production of locally adaptable prefabricated building elements for building renovation that provide different functions, including aesthetics, insulation energy generation, and green infrastructures, and promote biodiversity, water management, accessibility and mobility.</i> |
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| <i>Reason</i> |
| The objective of the EPBD needs to be aligned with climate neutrality by 2050. |

Amendment 43

Article 8

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| <p style="text-align: center;">Existing buildings</p> <p>1. Member States shall take the necessary measures to ensure that when buildings undergo major renovation, the energy performance of the building or the renovated part thereof is upgraded in order to meet <i>minimum energy performance requirements</i> set in accordance with Article 5 in so far as that is technically, functionally and economically feasible.</p> <p>Those requirements shall be applied to the renovated building or building unit as a whole. Additionally or alternatively, requirements may be applied to the renovated building elements.</p> <p>2. Member States shall in addition take the necessary measures to ensure that when a building element that forms part of the building envelope and has a significant impact on the energy performance of the building envelope, is retrofitted or replaced, the energy performance of the building element meets minimum energy performance requirements in so far as that is technically, functionally <i>and economically feasible</i>.</p> <p>3. Member States shall <i>encourage</i>, in relation to buildings undergoing major renovation, high-efficiency alternative systems, in so far as that is technically, functionally and economically feasible. Member States shall <i>address, in relation to buildings undergoing major renovation</i>, the issues of healthy indoor <i>climate</i> conditions, <i>adaptation</i> to climate change, fire safety, risks related to intense seismic activity, the removal of hazardous substances including asbestos and accessibility for persons with disabilities.</p> | <p style="text-align: center;">Existing buildings</p> <p>1. Member States, <i>in cooperation with local and regional authorities</i>, shall take the necessary measures to ensure that when buildings undergo major renovation, the energy performance of the building or the renovated part thereof is upgraded in order to meet <i>zero-emission standards</i> set in accordance with Article 5 in so far as that is technically, functionally and economically feasible. Those requirements shall be applied to the renovated building or building unit as a whole. Additionally or alternatively, requirements may be applied to the renovated building elements <i>or to integrated districts and neighbourhoods</i>.</p> <p>2. Member States, <i>in cooperation with local and regional authorities</i>, shall in addition take the necessary measures to ensure that when a building element that forms part of the building envelope and has a significant impact on the energy performance of the building envelope, is retrofitted or replaced, the energy performance of the building element meets minimum energy performance requirements in so far as that is technically <i>and functionally delivering zero- or nearly-zero emission buildings</i></p> <p>3. Member States <i>in cooperation with local and regional authorities</i> shall <i>ensure</i>, in relation to buildings undergoing major renovation, <i>that the deployment of</i> high-efficiency alternative systems <i>is encouraged</i>, in so far as that is technically, functionally and economically feasible <i>and promote the use of locally accessible resources</i>. Member States shall <i>ensure</i> major <i>building renovations address</i> the issues of healthy indoor <i>environmental quality</i> conditions, <i>high capacity to mitigate and adapt</i> to climate change <i>through inter alia green infrastructures, carbon removals and</i></p> |

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| | <i>carbon storage, adhere to</i> fire safety <i>standards, mitigate</i> risks related to intense seismic activity, the removal of hazardous substances including asbestos and <i>improve</i> accessibility for persons with disabilities, <i>while ensuring an appropriate allocation of fiscal incentive measures and dedicated funding instruments.</i> |
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| Reason |
| The objective of the EPBD needs to be aligned with climate neutrality by 2050. |

Amendment 44

Article 9

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| <p style="text-align: center;">Minimum energy performance standards</p> <p>1. Member States shall ensure that</p> <p style="padding-left: 20px;">(a) buildings and building units owned by public bodies achieve at the latest</p> <p style="padding-left: 40px;">(i) after 1 January 2027, at least energy performance class F; and</p> <p style="padding-left: 40px;"><i>(ii) after 1 January 2030, at least energy performance class E;</i></p> <p style="padding-left: 20px;">(b) non-residential buildings and building units, other than those owned by public bodies, achieve at the latest</p> <p style="padding-left: 40px;">(i) after 1 January 2027, at least energy performance class F; and</p> <p style="padding-left: 40px;"><i>(ii) after 1 January 2030, at least energy performance class E;</i></p> <p style="padding-left: 20px;">(c) residential buildings and building units achieve at the latest</p> <p style="padding-left: 40px;">(i) after 1 January 2030, at least energy performance class F; and</p> <p style="padding-left: 40px;"><i>(ii) after 1 January 2033, at least energy performance class E;</i></p> <p>In their roadmap referred to in Article 3(1)(b), Member States shall establish specific <i>timelines for the buildings referred to in this paragraph to</i></p> | <p style="text-align: center;">Minimum energy performance standards</p> <p>1. Member States, in cooperation with local and regional authorities shall ensure that</p> <p style="padding-left: 20px;">(a) buildings and building units owned by public bodies achieve at the latest</p> <p style="padding-left: 40px;">(i) after 1 January 2027, at least energy performance class F; and</p> <p style="padding-left: 20px;">(b) non-residential buildings and building units, other than those owned by public bodies, achieve at the latest</p> <p style="padding-left: 40px;">(i) after 1 January 2027, at least energy performance class F; and</p> <p style="padding-left: 20px;">(c) residential buildings and building units achieve at the latest</p> <p style="padding-left: 40px;">(i) after 1 January 2030, at least energy performance class F;</p> <p><i>Member States may require an extension of the deadline set in this paragraph, if justified and requested to the European Commission and in accordance with the national building renovation plan referred to in Article 3(1)(a), with regards to specific parts of their building stock.</i></p> <p>In their roadmap referred to in Article 3(1)(b),</p> |

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| <p><i>achieve higher energy performance classes by 2040 and 2050, in line with the pathway for transforming the national building stock into zero-emission buildings.</i></p> <p><i>2. In addition to the minimum energy performance standards established pursuant to paragraph 1, each Member State may establish minimum energy performance standards for the renovation of all other existing buildings. Where established, the minimum energy performance standards shall be designed with a view to the national roadmap and the 2030, 2040 and 2050 targets contained in the Member State's building renovation plan and to the transformation of the national building stock into zero-emission buildings by 2050.</i></p> <p><i>3. In accordance with Article 15, Member States shall support compliance with minimum energy performance standards by all the following measures:</i></p> <ul style="list-style-type: none"> <i>(a) providing appropriate financial measures, in particular those targeting vulnerable households, people affected by energy poverty or living in social housing, in line with Article 22 of Directive (EU) .../.... [recast EED];</i> <i>(b) providing technical assistance, including through one-stop-shops;</i> <i>(c) designing integrated financing schemes;</i> <i>(d) removing non-economic barriers, including split incentives; and</i> <i>(e) monitoring social impacts, in particular on the most vulnerable.</i> <p><i>4. Where a building is renovated in order to comply with a minimum energy performance standard, Member States shall ensure compliance with the minimum energy performance requirements for building elements pursuant to Article 5 and, in case of major renovation, with the minimum energy performance requirements for existing buildings pursuant to Article 8.</i></p> | <p>Member States shall establish specific <i>planning to renovate all buildings to zero or nearly zero-emission standard and ensure the overall building stock is decarbonised by 2050.</i></p> <p><i>Member States may also apply locally integrated district or neighbourhood approaches, ensuring that all buildings on average meet the zero-carbon standards. For buildings of historical merit, the date shall be determined by the Member State on the basis of technical and feasibility assessments. Their emissions should be compensated through the promotion of climate-positive buildings and expanding the production of renewable energy supplied by the grid.</i></p> <p><i>2. In accordance with Article 15, Member States and local and regional authorities shall support compliance with zero-emission standards by all the following measures:</i></p> <ul style="list-style-type: none"> <i>(a) providing appropriate financial measures, in particular those targeting vulnerable low- and medium-income households, people affected by energy poverty or living in social housing, in line with Article 22 of Directive (EU) .../.... [recast EED] and in order to address market barriers;</i> <i>(b) providing technical assistance, including through one-stop-shops;</i> <i>(c) designing integrated financing schemes;</i> <i>(d) removing non-economic barriers, including split incentives; and</i> <i>(e) monitoring social impacts, in particular on the most vulnerable.</i> <i>(f) repurposing unused buildings and adapting them to today's needs</i> <i>(g) setting the framework to ensure that there is a sufficient workforce with the appropriate level of skills to allow for the timely implementation of the requirements.</i> <p><i>3. Where a building is renovated in order to</i></p> |
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5. Member States may decide not to apply the **minimum energy performance** standards referred to in paragraphs 1 and 2 to the following categories of buildings:

- (a) buildings officially protected as part of a designated environment or because of their special architectural or historical merit, in so far as compliance with the standards would unacceptably alter their character or appearance;
- (b) buildings used as places of worship and for religious activities;
- (c) temporary buildings with a time of use of two years or less, industrial sites, workshops and non-residential agricultural buildings with low energy demand and non-residential agricultural buildings which are used by a sector covered by a national sectoral agreement on energy performance;
- (d) residential buildings which are used or intended to be used for either less than four months of the year or, alternatively, for a limited annual time of use and with an expected energy consumption of less than 25 % of what would be the result of all-year use;
- (e) stand-alone buildings with a total useful floor area of less than 50 m².

6. Member States shall take the measures necessary to ensure the implementation of minimum energy performance standards referred to in paragraphs 1 and 2, including appropriate monitoring mechanisms and penalties in accordance with Article 31.

comply with a **zero-emission** standard, Member States shall ensure compliance with the minimum energy performance requirements for building elements pursuant to Article 5 and, in case of major renovation, with the **zero-emission** requirements for existing buildings pursuant to Article 8.

4. Member States **in cooperation with local and regional authorities** may decide not to apply the **zero-emission** standards referred to in paragraphs 1 and 2 to the following categories of buildings:

- (a) buildings officially protected as part of a designated environment or because of their special architectural or historical merit, in so far as compliance with the standards would unacceptably alter their character or appearance;
- (b) buildings used as places of worship and for religious activities;
- (c) temporary buildings with a time of use of two years or less, industrial sites, workshops and non-residential agricultural buildings with low energy demand and non-residential agricultural buildings which are used by a sector covered by a national sectoral agreement on energy performance;
- (d) residential buildings which are used or intended to be used for either less than four months of the year or, alternatively, for a limited annual time of use and with an expected energy consumption of less than 25 % of what would be the result of all-year use;
- (e) stand-alone buildings with a total useful floor area of less than 50 m².

The above-mentioned buildings will still have to be renovated with a view to reducing as much as possible their carbon footprint and avoid hindering the achievement of the overall target of climate neutrality.

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| | 5. Member States <i>in cooperation with local and regional authorities</i> shall take the measures necessary to ensure the implementation of minimum energy performance standards referred to in paragraphs 1 and 2, including appropriate monitoring mechanisms and penalties in accordance with Article 31. |
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| Reason |
| Minimum requirement must be aligned with climate neutrality to avoid carbon lock-in effect. |

Amendment 45

Article 10

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| Renovation passport | Renovation passport |
| <p>1. By 31 December 2023, the Commission shall adopt delegated acts in accordance with Article 29 supplementing this Directive by establishing a common European framework for renovation passports, based on the criteria set out in paragraph 2.</p> <p>2. By 31 December 2024, Member States shall introduce a scheme of renovation passports based on the common framework established in accordance with paragraph 1.</p> <p>3. The renovation passport shall comply with the following requirements:</p> <p>(a) it shall be issued by a qualified and certified expert, following an on-site visit;</p> <p>(b) it shall comprise a renovation roadmap <i>indicating a sequence of renovation steps building upon each other, with the objective to transform the building into a zero-emission building by 2050 at the latest;</i></p> <p>(c) it shall indicate the expected benefits in terms of energy savings, savings on energy bills and operational greenhouse emission reductions as well as wider benefits related to health and comfort and the improved adaptive capacity of the building to climate</p> | <p>1. By 31 December 2023, the Commission shall adopt delegated acts in accordance with Article 29 supplementing this Directive by establishing a common European framework for renovation passports, based on the criteria set out in paragraph 2.</p> <p>2. By 31 December 2024, Member States shall introduce a scheme of renovation passports based on the common framework established in accordance with paragraph 1.</p> <p>3. The renovation passport shall comply with the following requirements:</p> <p>(a) it shall be issued by a qualified and certified expert, following an on-site visit;</p> <p>(b) it shall comprise a <i>clear</i> renovation roadmap <i>for one-go renovation projects which bundle several buildings at the neighborhood or city level to help local authorities identify the best timing to renovate each neighborhood and to prioritise neighborhoods to renovate first;</i></p> <p>(c) it shall indicate the expected benefits in terms of energy savings, savings on energy bills and operational greenhouse emission reductions as well as wider benefits related to</p> |

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| change; and (d) it shall contain information about potential financial and technical support. | health and comfort and the improved adaptive capacity of the building to climate change; and (d) it shall contain information about potential financial and technical support. |
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| <i>Reason</i> |
| Staged renovation risks to lead to inefficient renovation strategies and to carbon lock-in effect. |

Amendment 46
Article 12

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| <p>Infrastructure for sustainable mobility 1. With regard to new non-residential buildings and non-residential buildings undergoing major renovation, with more than five parking spaces, Member States shall ensure: (a) the installation of at least one recharging point (b) the installation of pre-cabling for every parking space to enable the installation at a later stage of recharging points for electric vehicles; and (c) at least <i>one</i> bicycle parking space for every car parking space; Where the car park is physically adjacent to the building, and, for major renovations, renovation measures include the car park or the electrical infrastructure of the car park. Member States shall ensure that the pre-cabling is dimensioned so as to enable the simultaneous use of the expected number of recharging points. By way of derogation from the first subparagraph, point (a), for new office buildings and office buildings undergoing major renovation, with more than five parking spaces, Member States shall ensure the installation of at least one recharging point for every two parking spaces. 2. With regard to all non-residential buildings with more than twenty parking spaces, Member States shall ensure the installation of at least one recharging point for every ten parking spaces, and at least one bicycle parking space for every car parking space, by 1 January 2027. In case of buildings owned or occupied by public authorities, Member States shall ensure pre-cabling for at least one in two parking spaces by 1 January 2033. 3. Member States may adjust requirements for the number of bicycle parking spaces in accordance with paragraphs 1 and 2 for</p> | <p>Infrastructure for sustainable mobility 1. With regard to new <i>residential and</i> non-residential buildings <i>and residential</i> and non-residential buildings undergoing major renovation, with more than five parking spaces, Member States shall ensure: (a) the installation of at least one recharging point (b) the installation of pre-cabling for every parking space to enable the installation at a later stage of recharging points for electric vehicles <i>and bikes</i>; and (c) at least <i>two</i> bicycle parking space for every car parking space (<i>with the assumption that each car is used at least by two people</i>); Where the car <i>and the bicycle</i> park is physically adjacent to the building, and, for major renovations, renovation measures include the car <i>and bicycle</i> park or the electrical infrastructure of the car <i>and bicycle</i> park. Member States shall ensure that the pre-cabling is dimensioned so as to enable the simultaneous use of the expected number of recharging points. By way of derogation from the first subparagraph, point (a), for new office buildings and office buildings undergoing major renovation, with more than five parking spaces, Member States shall ensure the installation of at least one recharging point for every two parking spaces. 2. With regard to all non-residential buildings with more than twenty parking spaces, Member States shall ensure the installation of at least one recharging point for every ten parking spaces, and at least one bicycle parking space for every car parking space, by 1 January 2027. In case of buildings owned or occupied by public authorities, Member States shall ensure pre-cabling for at least one in two parking spaces by</p> |

specific categories of non-residential buildings where bicycles are typically less used as a means of transport. 4. With regard to new residential buildings and residential buildings undergoing major renovation, with more than three parking spaces, Member States shall ensure: (a) the installation of pre-cabling for every parking space to enable the installation, at a later stage, of recharging points for electric vehicles; and (b) at least two bicycle parking spaces for every dwelling. Where the car park is physically adjacent to the building, and, for major renovations, renovation measures include the car park or the electrical infrastructure of the car park. Member States shall ensure that the pre-cabling is dimensioned to enable the simultaneous use of recharging points on all parking spaces. Where, in the case of major renovation, ensuring two bicycle parking spaces for every dwelling is not feasible, Member States shall ensure as many bicycle parking spaces as appropriate. 5. Member States may decide not to apply paragraphs 1, 2 and 4 to specific categories of buildings where the pre-cabling required would rely on micro isolated systems or the buildings are situated in the outermost regions within the meaning of Article 349 TFEU, if this would lead to substantial problems for the operation of the local energy system and would endanger the stability of the local grid. 6. Member States shall ensure that the recharging points referred to in paragraphs 1, 2 and 4 are capable of smart charging and, where appropriate, bidirectional charging, and that they are operated based on non-proprietary and non-discriminatory communication protocols and standards, in an interoperable manner, and in compliance with any legal standards and protocols in the delegated acts adopted pursuant to Article 19(6) and Article 19(7) of Regulation (EU) .../... [AFIR]. 7. Member States shall encourage that operators of non-publicly accessible recharging points operate them in accordance with Article 5(4) of Regulation (EU).../...[AFIR], where applicable. 8. Member States **shall provide for** measures in order to simplify the deployment of recharging points in new and existing residential and non-residential buildings and remove regulatory barriers, including permitting and approval procedures,

1 January 2033. 3. Member States may adjust requirements for the number of bicycle parking spaces in accordance with paragraphs 1 and 2 for specific categories of non-residential buildings where bicycles are typically less used as a means of transport. 4. With regard to new residential buildings and residential buildings undergoing major renovation, with more than three parking spaces, Member States shall ensure: (a) the installation of pre-cabling for every parking space to enable the installation, at a later stage, of recharging points for electric vehicles **and bicycles**, and (b) at least two bicycle parking spaces for every dwelling. Where the car park is physically adjacent to the building, and, for major renovations, renovation measures include the car park or the electrical infrastructure of the car park. Member States shall ensure that the pre-cabling is dimensioned to enable the simultaneous use of recharging points on all parking spaces. Where, in the case of major renovation, ensuring two bicycle parking spaces for every dwelling is not feasible, Member States shall ensure as many bicycle parking spaces as appropriate. 5. Member States may decide not to apply paragraphs 1, 2 and 4 to specific categories of buildings where the pre-cabling required would rely on micro isolated systems or the buildings are situated in the outermost regions within the meaning of Article 349 TFEU, if this would lead to substantial problems for the operation of the local energy system and would endanger the stability of the local grid. 6. Member States shall ensure that the recharging points referred to in paragraphs 1, 2 and 4 are capable of smart charging and, where appropriate, bidirectional charging, and that they are operated based on non-proprietary and non-discriminatory communication protocols and standards, in an interoperable manner, and in compliance with any legal standards and protocols in the delegated acts adopted pursuant to Article 19(6) and Article 19(7) of Regulation (EU) .../... [AFIR]. 7. Member States shall encourage that operators of non-publicly accessible recharging points operate them in accordance with Article 5(4) of Regulation (EU).../...[AFIR], where applicable. 8. Member States **should support local and regional authorities in implementing** measures in order

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| without prejudice to the property and tenancy law of the Member States. Member States shall remove barriers to the installation of recharging points in residential buildings with parking spaces, in particular the need to obtain consent from the landlord or co-owners for a private recharging point for own use. Member States shall ensure the availability of technical assistance for building owners and tenants wishing to install recharging points. 9. Member States shall ensure the coherence of policies for buildings, soft and green mobility and urban planning. | to simplify the deployment of recharging points in new and existing residential and non-residential buildings and remove regulatory barriers, including permitting and approval procedures, without prejudice to the property and tenancy law of the Member States. Member States shall remove barriers to the installation of recharging points in residential buildings with parking spaces, in particular the need to obtain consent from the landlord or co-owners for a private recharging point for own use. Member States shall ensure the availability of technical assistance for building owners and tenants wishing to install recharging points. 9. Member States shall ensure the coherence of policies for buildings, soft and green mobility and urban planning . 10. Member States should provide support to local and regional authorities in the design of zero emission land use and urban planning policies. |
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| Reason |
| Self-evident. |

Amendment 47
Article 13.4

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| The Commission shall, by 31 December 2025, and after having consulted the relevant stakeholders, adopt an implementing act detailing the technical modalities for the effective implementation of the application of the scheme referred to in paragraph 2 to non-residential buildings with an effective rated output for heating systems, or systems for combined heating and ventilation of over 290 kW. | The Commission shall, by 31 December 2025, and after having consulted the relevant stakeholders, adopt an implementing act detailing the technical modalities for the effective implementation of the application of the scheme referred to in paragraph 2 to non-residential buildings with an effective rated output for heating and cooling systems, or systems for combined heating and ventilation of over 290 kW. |

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| Reason |
| Self-evident. |

Amendment 48
Article 14.1

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| 1. Member States shall ensure that the building owners, tenants and managers can have direct | 1. Member States shall ensure that the building owners, tenants and managers can have direct |

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| access to <i>their</i> building systems' data. <i>At their</i> request, the access or data shall be made available to a third party. Member States shall facilitate the full interoperability of services and of data exchange within the Union in accordance with paragraph 6. For the purpose of this Directive, building systems data shall include at least all data related to the energy performance of building elements, the energy performance of building services, building automation and control systems, meters and charging points for e-mobility. | access to <i>the respective</i> building systems' data. <i>Upon request, with reasons given, and subject to the agreement of the owners,</i> the access or data shall be made available to a third party. Member States shall facilitate the full interoperability of services and of data exchange within the Union in accordance with paragraph 6. For the purpose of this Directive, building systems data shall include at least all data related to the energy performance of building elements, the energy performance of building services, building automation and control systems, meters and charging points for e-mobility. |
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| <i>Reason</i> |
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| To ensure respect for personal data and to understand why the third parties need to access this highly personal data. |

Amendment 49

Article 15

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| <p>Financial incentives and market barriers</p> <p>1. Member States shall <i>provide appropriate</i> financing, support measures and other instruments able to address market barriers and stimulate the necessary investments in energy renovations in line with their national building renovation plan and with a view to the transformation of their building stock into zero-emission buildings by 2050.2. Member States shall take appropriate regulatory measures to remove non-economic barriers to building renovation. With regard to buildings with more than one building unit, such measures may include removing unanimity requirements in co-ownership structures, or allowing co-ownership structures to be direct recipients of financial support.3. Member States shall make best cost-effective use of national financing and financing available established at Union level, in particular the Recovery and Resilience Facility, the Social Climate Fund, cohesion policy funds, InvestEU, auctioning revenues from emission trading pursuant to Directive 2003/87/EC [amended ETS] and other public funding sources.4. To support the mobilisation of investments, Member States shall promote the roll-out of enabling</p> | <p>Financial incentives and market barriers</p> <p>1. <i>By latest ... [one year before the Directive's transposition deadline] the Commission shall propose (a) an EU Regulation enabling the EIB to guarantee access for all EPC 'G' and 'F' level EU homeowners and micro-and-small enterprises to cost-effective, long-term funding for deep home and microenterprise renovations via retail banks offering unified EU Renovation Loans backed with public guarantees and linked to the buildings' value. (b) adaptations to EU Structural Funding rules requiring a substantially greater share of the funding to be invested in EPC 'G' and 'F' level renovation.</i> 2. Member States shall <i>bundle existing</i> financing <i>and provide adequate</i> support measures and other instruments able <i>to local and regional authorities</i> to address market barriers and stimulate the necessary investments in energy renovations in line with their national building renovation plan and with a view to the transformation of their building stock into zero-emission buildings by 2050.</p> <p>3. Member States shall take appropriate regulatory measures to remove non-economic barriers to building renovation. With regard to</p> |

funding and financial tools, such as energy efficiency loans and mortgages for building renovation, energy performance contracting, fiscal incentives, on-tax schemes, on-bill schemes, guarantee funds, funds targeting deep renovations, funds targeting renovations with a significant minimum threshold of targeted energy savings and mortgage portfolio standards. They shall guide investments into an energy efficient public building stock, in line with Eurostat guidance on the recording of Energy Performance Contracts in government accounts.

5. Member States shall facilitate the aggregation of projects to enable *investor access as well as* packaged solutions for *potential clients*. Member States shall adopt measures to ensure that energy efficiency lending products for building renovations are offered widely and in a non-discriminatory manner by financial institutions and are visible and accessible to consumers. Member States shall ensure that banks and other financial institutions and investors receive information on opportunities to participate in the financing of the improvement of energy performance of buildings.

6. Member States shall ensure the establishment of technical assistance facilities, including through one-stop-shops, targeting all actors involved in building renovations, including home owners and administrative, financial and economic actors, including small- and medium-sized enterprises.

7. Member States shall put in place measures and financing to promote education and training to ensure that there is a sufficient workforce with the appropriate level of skills corresponding to the needs in the building sector.

8. The Commission shall, where appropriate, assist upon request Member States in setting up national or regional financial support programmes with the aim of *increasing the energy performance* of buildings, especially of existing buildings, by supporting the exchange of best practice between the responsible national or regional authorities or bodies.

9. Member States shall link their financial measures for *energy performance improvements* in the renovation of buildings to *the targeted or* achieved *energy savings*, as determined by one or more of the following criteria: (a) the energy performance of the equipment or material used

buildings with more than one building unit, such measures may include removing unanimity requirements in co-ownership structures, or allowing co-ownership structures to be direct recipients of financial support.

4. Member States *and the EU* shall make best cost-effective use of national financing and financing available established at Union level, in particular *to bundle* the Recovery and Resilience Facility, the Social Climate Fund, cohesion policy funds, InvestEU, auctioning revenues from emission trading pursuant to Directive 2003/87/EC [amended ETS] and other public funding sources. *Member States and the EU should simplify procedures for bundling existing finance at local and regional levels.*

5. To support the mobilisation of investments, Member States shall promote the roll-out of enabling funding and financial tools, such as energy efficiency loans and mortgages for building renovation, energy performance contracting, fiscal incentives, on-tax schemes, on-bill schemes, guarantee funds, funds targeting deep renovations, funds targeting renovations with a significant minimum threshold of targeted energy savings and mortgage portfolio standards. They shall guide investments into an energy efficient public building stock, in line with Eurostat guidance on the recording of Energy Performance Contracts in government accounts.

6. Member States shall facilitate the aggregation of projects *and bundling existing finance* to enable *local and regional authorities to bundle renovation projects and make them attractive to investors through packaged financing* solutions for *grouped buildings to renovate*. Member States shall adopt measures to ensure that energy efficiency lending products for building renovations are offered widely and in a non-discriminatory manner by financial institutions and are visible and accessible to consumers. Member States shall ensure that banks and other financial institutions and investors receive information on opportunities to participate in the financing of the improvement of energy performance of buildings.

7. Member States shall ensure the establishment of technical assistance facilities, including through one-stop-shops, targeting all actors involved in building renovations, including home owners and

for the renovation; in which case, the equipment or material used for the renovation is to be installed by an installer with the relevant level of certification or qualification and shall comply with **minimum energy performance** requirements for building elements; (b) standard values for calculation of **energy savings** in buildings; (c) the improvement achieved due to such renovation by comparing energy performance certificates issued before and after renovation; (d) the results of an energy audit; (e) the results of another relevant, transparent and proportionate method that shows the improvement in energy performance. **10.** From 1 January 2027 at the latest, Member States shall not provide any financial incentives for the installation of boilers powered by fossil fuels, with the exception of those selected for investment, before 2027, in accordance with Article 7(1)(h)(i) third hyphen of Regulation (EU) 2021/1058 of the European Parliament and the Council[1] on the European Regional Development Fund and on the Cohesion Fund and with Article 73 of Regulation (EU) 2021/2115 of the European Parliament and the Council[2] on the CAP Strategic Plans. **11.** Member States shall incentivise **deep renovation and** sizeable programmes that **address a high number of** buildings and result in an overall **reduction of at least 30 % of primary energy demand** with higher financial, fiscal, administrative and technical support. Member States shall **ensure that a staged deep renovation which receives public financial incentives follows the steps set out in a renovation passport.** **12.** Financial incentives shall target as a priority vulnerable households, people affected by energy poverty and people living in social housing, in line with Article 22 of Directive (EU).../.... [recast EED]. **13.** When providing financial incentives to owners of buildings or building units for the renovation of rented buildings or building units, Member States shall ensure that the financial incentives benefit both the owners and the tenants, in particular by providing rent support or by imposing caps on rent increases.[1] Regulation (EU) 2021/1058 of the European Parliament and of the Council of 24 June 2021 on the European Regional Development Fund and on the

administrative, financial and economic actors, including small- and medium-sized enterprises. **8.** Member States shall put in place measures and financing to promote education and training to ensure that there is a sufficient workforce with the appropriate level of skills corresponding to the needs in the building sector. **9.** The Commission shall, where appropriate, assist upon request Member States in setting up national or regional financial support programmes with the aim of **reaching zero or nearly-zero-emission standards in** of buildings, especially of existing buildings, by supporting the exchange of best practice between the responsible national or regional authorities or bodies. **10.** Member States shall link their financial measures for **zero-emission** in the renovation of buildings to achieved **emission reduction**, as determined by one or more of the following criteria: (a) the energy performance of the equipment or material used for the renovation; in which case, the equipment or material used for the renovation is to be installed by an installer with the relevant level of certification or qualification and shall comply with **zero or nearly-zero-emission** requirements for building elements; (b) standard values for calculation of **zero-emissions** in buildings; (c) the improvement achieved due to such renovation by comparing energy performance certificates issued before and after renovation; (d) the results of an energy audit; (e) the results of another relevant, transparent and proportionate method that shows the improvement in energy performance.**11.** From 1 January 2027 at the latest, Member States shall not provide any financial incentives for the installation of boilers powered by fossil fuels, with the exception of those selected for investment, before 2027, in accordance with Article 7(1)(h)(i) third hyphen of Regulation (EU) 2021/1058 of the European Parliament and the Council[1] on the European Regional Development Fund and on the Cohesion Fund and with Article 73 of Regulation (EU) 2021/2115 of the European Parliament and the Council[2] on the CAP Strategic Plans.**12.** Member States shall incentivise sizeable programmes that **aim at zero emission** buildings and result in an overall **zero emission** with

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| <p>Cohesion Fund (OJ L 231, 30.6.2021, p. 60).[2] Regulation (EU) 2021/2115 of the European Parliament and of the Council of 2 December 2021 establishing rules on support for strategic plans to be drawn up by Member States under the common agricultural policy (CAP Strategic Plans) and financed by the European Agricultural Guarantee Fund (EAGF) and by the European Agricultural Fund for Rural Development (EAFRD) and repealing Regulations (EU) No 1305/2013 and (EU) No 1307/2013 (OJ L 435, 6.12.2021, p. 1).</p> | <p>higher financial, fiscal, administrative and technical support. <i>From 1 January 2027, Member States shall not provide any financial, fiscal, administrative and technical support to staged deep renovation.</i>13. Financial incentives shall target as a priority vulnerable households, people affected by energy poverty and people living in social housing, in line with Article 22 of Directive (EU).../.... [recast EED].14. When providing financial incentives to owners of buildings or building units for the renovation of rented buildings or building units, Member States shall ensure that the financial incentives benefit both the owners and the tenants, in particular by providing rent support or by imposing caps on rent increases.[1] Regulation (EU) 2021/1058 of the European Parliament and of the Council of 24 June 2021 on the European Regional Development Fund and on the Cohesion Fund (OJ L 231, 30.6.2021, p. 60).[2] Regulation (EU) 2021/2115 of the European Parliament and of the Council of 2 December 2021 establishing rules on support for strategic plans to be drawn up by Member States under the common agricultural policy (CAP Strategic Plans) and financed by the European Agricultural Guarantee Fund (EAGF) and by the European Agricultural Fund for Rural Development (EAFRD) and repealing Regulations (EU) No 1305/2013 and (EU) No 1307/2013 (OJ L 435, 6.12.2021, p. 1). <i>15. The EU and Member States shall provide ring-fenced, dedicated financing for the energy efficiency renovation of buildings officially protected as part of a designated environment or because of their special architectural or historic merit.</i></p> |
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| Reason |
| In order to reach a successful implementation of the directive, it is important to foresee a proper financing for local and regional authorities. |

Amendment 50
Article 16

| Text proposed by the European Commission | CoR amendment |
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| Energy performance certificates 1. Member | Energy performance certificates 1. Member |

States shall lay down the necessary measures to establish a system of certification of the energy performance of buildings. The energy performance certificate shall include the energy performance of a building expressed by a numeric indicator of primary energy use in kWh/(m².y), and reference values such as minimum energy performance requirements, minimum energy performance standards, nearly zero-energy building requirements and zero-emission building requirements, in order to make it possible for owners or tenants of the building or building unit to compare and assess its energy performance. 2. By 31 December 2025 at the latest, the energy performance certificate shall comply with the template in Annex V. It shall specify the energy performance class of the building, on a closed scale using only letters from A to G. The letter A shall correspond to zero-emission buildings as defined in Article 2, point (2) and the letter G shall correspond to the 15% worst-performing buildings in the national building stock at the time of the introduction of the scale. Member States shall ensure that the remaining classes (B to F) have an even bandwidth distribution of energy performance indicators among the energy performance classes. Member States shall ensure a common visual identity for energy performance certificates on their territory. 3. Member States shall ensure the quality, reliability and affordability of energy performance certificates. They shall ensure that energy performance certificates are issued by independent experts following an on-site visit. 4. The energy performance certificate shall include recommendations for *the cost-effective improvement of the energy performance and* the reduction of operational greenhouse gases emissions of a building or building unit, unless the building or building unit already complies with the relevant zero-emission building standard. The recommendations included in the energy performance certificate shall cover: (a) measures carried out in connection with a major renovation of the building envelope or technical building system or systems; (b) measures for individual building elements independent of a major renovation of the building envelope or technical building system or systems. 5. The

States shall lay down the necessary measures to establish a system of certification of the energy performance of buildings. The energy performance certificate shall include the energy performance of a building expressed by a numeric indicator of primary energy use in kWh/(m².y), and reference values such as minimum energy performance requirements, minimum energy performance standards, nearly zero-energy building requirements and zero-emission building requirements, in order to make it possible for owners or tenants of the building or building unit to compare and assess its energy performance. 2. By 31 December 2025 at the latest, the energy performance certificate shall comply with the template in Annex V. It shall specify the energy performance class of the building, on a closed scale using only letters from A to G. The letter A + shall correspond to zero-emission buildings as defined in Article 2, point (2) and the letter G shall correspond to the 15% worst-performing buildings in the national building stock at the time of the introduction of the scale. Member States shall ensure that the remaining classes (B to F) have an even bandwidth distribution of energy performance indicators among the energy performance classes. Member States shall ensure a common visual identity for energy performance certificates on their territory. 3. Member States shall ensure the quality, reliability and affordability of energy performance certificates. They shall ensure that energy performance certificates are issued by independent experts following an on-site visit. 4. The energy performance certificate shall include recommendations for the reduction of operational greenhouse gases emissions of a building or building unit, unless the building or building unit already complies with the relevant zero-emission building standard. The recommendations included in the energy performance certificate shall cover: (a) measures carried out in connection with a major renovation of the building envelope or technical building system or systems; (b) measures for individual building elements independent of a major renovation of the building envelope or technical building system or systems. 5. The

recommendations included in the energy performance certificate shall be technically feasible for the specific building and shall provide an estimate for the energy savings **and the reduction of** operational greenhouse gas emissions. They may provide an estimate for the range of payback periods or cost-benefits over its economic lifecycle. 6. The recommendations shall include an assessment of whether the heating or air-conditioning system can be adapted to operate at more efficient temperature settings, such as low temperature emitters for water based heating systems, including the required design of thermal power output and temperature/flow requirements. 7. The energy performance certificate shall provide an indication as to where the owner or tenant can receive more detailed information, including as regards the cost-effectiveness of the recommendations made in the energy performance certificate. The evaluation of cost effectiveness shall be based on a set of standard conditions, such as the assessment of energy savings and underlying energy prices and a preliminary cost forecast. In addition, it shall contain information on the **steps to be taken to implement** the recommendations. Other information on related topics, such as energy audits or incentives of a financial or other nature and financing possibilities, or advice on how to increase the climate resilience of the building, may also be provided to the owner or tenant. 8. Certification for building units may be based: (a) on a common certification of the whole building; (b) on the assessment of another representative building unit with the same energy-relevant characteristics in the same building. 9. Certification for single-family houses may be based on the assessment of another representative building of similar design and size with a similar actual energy performance quality if such correspondence can be guaranteed by the expert issuing the energy performance certificate. 10. The validity of the energy performance certificate shall not exceed five years. However for buildings with an energy performance class A, B or C established pursuant to paragraph 2, the validity of the energy performance certificate shall not exceed 10 years. 11. Member States shall make

performance certificate shall be technically feasible for the specific building and shall provide an estimate for the energy savings **to reach zero or nearly-zero** operational greenhouse gas emissions. They may provide an estimate for the range of payback periods or cost-benefits over its economic lifecycle. 6. The recommendations shall include an assessment of whether the heating or air-conditioning system can be adapted to operate at more efficient temperature settings, such as low temperature emitters for water based heating systems, including the required design of thermal power output and temperature/flow requirements. 7. The energy performance certificate shall provide an indication as to where the owner or tenant can receive more detailed information, including as regards the cost-effectiveness of the recommendations made in the energy performance certificate. The evaluation of cost effectiveness shall be based on a set of standard conditions, such as the assessment of energy savings and underlying energy prices and a preliminary cost forecast. In addition, it shall contain information on the **implementation of** the recommendations. Other information on related topics, such as energy audits or incentives of a financial or other nature and financing possibilities, or advice on how to increase the climate resilience of the building, may also be provided to the owner or tenant. 8. Certification for building units may be based: (a) on a common certification of the whole building; (b) on the assessment of another representative building unit with the same energy-relevant characteristics in the same building. 9. Certification for single-family houses may be based on the assessment of another representative building of similar design and size with a similar actual energy performance quality if such correspondence can be guaranteed by the expert issuing the energy performance certificate. 10. The validity of the energy performance certificate shall not exceed five years. However for buildings with an energy performance class A, B or C established pursuant to paragraph 2, the validity of the energy performance certificate shall not exceed 10 years. 11. Member States shall make simplified procedures for updating an energy

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| simplified procedures for updating an energy performance certificate available where only individual elements are upgraded (single or standalone measures). Member States shall make simplified procedures for updating an energy performance certificate available where measures identified in a renovation passport are put in place. | performance certificate available where only individual elements are upgraded (single or standalone measures). Member States shall make simplified procedures for updating an energy performance certificate available where measures identified in a renovation passport are put in place. |
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| <i>Reason</i> |
| Minimum requirement must be aligned with climate neutrality to avoid carbon lock-in effect. |

Amendment 51

Article 17.1

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| <p>1. Member States shall ensure that a digital energy performance certificate is issued for:</p> <p>(a) buildings or building units which are constructed, have undergone a major renovation, are sold or rented out to a new tenant, <i>or for which a rental contract is renewed</i>; and</p> <p>(b) buildings owned or occupied by public bodies.</p> <p>The requirement to issue an energy performance certificate does not apply where a certificate, issued in accordance with either Directive 2010/31/EU or this Directive, for the building or building unit concerned is available and valid.</p> | <p>1. Member States shall ensure that a digital energy performance certificate is issued for:</p> <p>(a) buildings or building units which are constructed, have undergone a major renovation, are sold or rented out to a new tenant; and</p> <p>(b) buildings owned or occupied by public bodies.</p> <p>The requirement to issue an energy performance certificate does not apply where a certificate, issued in accordance with either Directive 2010/31/EU or this Directive, for the building or building unit concerned is available and valid.</p> |

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| <i>Reason</i> |
| In some Member States contracts are tacitly renewed. Intervening would mean opening up legal disputes. |

Amendment 52

Article 17.2

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| Member States shall require that, when buildings or building units are constructed, sold or rented out <i>or when rental contracts are renewed</i> , the energy performance certificate is shown to the prospective tenant or buyer and handed over to the buyer or tenant. | Member States shall require that, when buildings or building units are constructed, sold or rented out, the energy performance certificate is shown to the prospective <i>new</i> tenant or buyer and handed over to the buyer or <i>new</i> tenant. |

| <i>Reason</i> |
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| In some Member States contracts are tacitly renewed. Intervening would mean opening up legal disputes. |

Amendment 53

Article 19.1

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| Databases for energy performance of buildings 1. Each Member State shall set up a national database for energy performance of buildings which allows data to be gathered on the energy performance of the buildings and on the overall energy performance of the national building stock. The database shall allow data to be gathered related to energy performance certificates, inspections, the building renovation passport, the smart readiness indicator and the calculated or metered energy consumption of the buildings covered. | Databases for energy performance and emissions of buildings 1. Each Member State shall set up national databases, with regional breakdown, for energy performance of buildings and their related emissions which allows data to be gathered on the energy performance of the buildings and on the overall energy performance and emissions of the national building stock. The database shall allow data to be gathered related to energy performance certificates, inspections, the building renovation passport, the smart readiness indicator and the calculated or metered energy consumption of the buildings covered. |

| <i>Reason</i> |
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| It is important to set up a national databases for energy performance and emissions of buildings, but with regional breakdown. |

Amendment 54

Article 26.3

| <i>Text proposed by the European Commission</i> | <i>CoR amendment</i> |
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| Member States shall ensure that guidance and training are made available for those responsible for implementing this Directive. Such guidance and training shall address the importance of improving energy performance, and shall enable consideration of the optimal combination of improvements in energy efficiency, reduction of greenhouse gas emissions, use of energy from renewable sources and use of district heating and cooling when planning, designing, building and renovating industrial or residential areas. Such guidance and training may also address structural improvements, adaptation to climate change, fire safety, risks related to intense seismic activity, the removal of hazardous substances including asbestos, air pollutant emissions (including fine particulate matter) and | Member States shall ensure that guidance and training are made available for local and regional authorities and those responsible for implementing this Directive. Such guidance and training shall address the importance of reducing energy and materials demand and, improving energy performance to ensure buildings are at zero and nearly-zero emission standards over their life cycle , and shall enable consideration of the optimal combination of energy and materials demand reduction , improvements in energy efficiency, zero greenhouse gas emissions, use of energy from renewable sources and use of district heating and cooling when planning, designing, building and renovating industrial or residential areas. Such guidance and training should also include land use and urban |

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| accessibility for persons with disabilities. | <i>planning policies and</i> may also address structural improvements, adaptation to climate change, fire safety, risks related to intense seismic activity, the removal of hazardous substances including asbestos, air pollutant emissions (including fine particulate matter) and accessibility for persons with disabilities. |
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| Reason |
| Self-explanatory. |

Amendment 55

Annex 3

| Text proposed by the European Commission | CoR amendment |
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| <p>The total annual primary energy use of a new zero-emission building shall comply with the maximum thresholds indicated in the table below. [...] The total annual primary energy use of a new or renovated zero-emission building shall be fully covered, on a net annual basis, by – energy from renewable sources generated on-site and fulfilling the criteria of Article 7 of Directive (EU) 2018/2001 [amended RED], – renewable energy provided from a renewable energy community within the meaning of Article 22 of Directive (EU) 2018/2001 [amended RED], or – renewable energy and waste heat from an efficient district heating and cooling system in accordance with Article (24(1) of Directive (EU) .../... [recast EED]. A zero-emission building shall not cause any on-site carbon emissions from fossil fuels. Only where, due to the nature of the building or lack of access to renewable energy communities or eligible district heating and cooling systems, it is technically not feasible to fulfil the requirements under the first paragraph, the total annual primary energy use may also be covered by energy from the grid complying with criteria established at national level.</p> | <p>The total annual primary energy use of a new zero-emission building shall comply with the methodology of articles 4-6. These should be developed and complemented with requirements on greenhouse gas emissions to ensure the compliance with the EU climate neutrality target. The total annual primary energy use of a new or renovated zero-emission building shall be fully covered, on a net annual basis, by – energy from renewable or waste energy sources generated on-site or provided through the grid and fulfilling the criteria of Article 7 of Directive (EU) 2018/2001 [amended RED], – renewable energy provided from a renewable energy community within the meaning of Article 22 of Directive (EU) 2018/2001 [amended RED], or – renewable energy and waste heat from an efficient district heating and cooling system in accordance with Article (24(1) of Directive (EU) .../... [recast EED]. A zero-emission building shall not cause any on-site carbon emissions from fossil fuels. Only where, due to the nature of the building or lack of access to renewable energy communities or eligible district heating and cooling systems, it is technically not feasible to fulfil the requirements under the first paragraph, the total annual primary energy use may also be covered by energy from the grid complying with criteria established at national level.</p> |

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| Reason |
| Self-explanatory. |

II. POLICY RECOMMENDATIONS

THE EUROPEAN COMMITTEE OF THE REGIONS

1. highlights that the revision of the EPBD is a cornerstone of the Fit for 55 package and of paramount importance for the implementation of the Renovation Wave. It is therefore crucial to ensure that this revision foresees the right level of ambition and puts in place adequate support mechanisms with a view to achieving the climate neutrality of the EU building stock by 2050;
2. welcomes the reference to adaptation policies in the proposal; nevertheless, considers that adaptation should be more strongly embedded in the proposal and be part of the renovation passport;
3. welcomes the reference to the circularity approach in the proposal and stresses that circularity needs to be systematically referenced in the text, also taking embodied carbon into account;
4. considers that the size of the challenges ahead in terms of climate transition and energy security require a more ambitious approach to energy transition as clearly outlined in the REPowerEU Plan. This should include technical assistance, training and upskilling of workers and strengthening capabilities of local and regional authorities; in this sense, considers that the concept of "energy sufficiency" should be central in the proposal and embedded in the renovation passport;
5. highlights that a massive renovation of buildings is an opportunity to tackle energy poverty and make buildings of vulnerable households and enterprises energy positive; to this end, urges the establishment of a comprehensive policy on energy poverty, in order to avoid the Renovation Wave worsening the issues of energy poverty across the EU. For this reason, calls on the Commission to put in place a comprehensive strategy to eradicate energy poverty and stands ready to cooperate with the newly established Energy Poverty and Vulnerable Consumers Coordination Group with a view to designing a strategy that is fit for implementation at local and regional level. In this connection, older people should be offered solutions to finance the necessary climate protection measures and pensioners whose home constitutes their old-age insurance urgently need to be taken into account;
6. sees the need to include in the definition of zero and nearly-zero emission building the life-cycle thinking approach, with a view to promoting a climate-neutral building stock by 2050: this should respect technology-neutrality and a holistic view of energy systems to reflect varying conditions on local, regional and Member State levels. The definition should also accept energy from the electricity and gas grids, as soon as it is produced by renewable energy sources and recovered waste energy. It should be consistent with the paths for decarbonisation in the directives for energy efficiency (EED) and renewable energy (RED) in the energy system at large and not be suboptimised to only a building level issue;
7. considers that the use of Minimum Energy Performance Standards (MEPS), if not adequately ambitious, could result in a lock-in effect, reducing the level of ambition in the Renovation

Wave and making it basically unfit for 2030 and 2050 targets, which are crucial for the climate transition but also to foster energy security. MEPS should also include life-cycle GHG requirements on construction and supply of renewable energy. Stresses that MEPS will only be effective if they succeed in keeping a high level of ambition and being accompanied by measures helping overcome barriers that have hampered renovation efforts to date and by the necessary funding and technical support to assist their introduction;

8. recognises the need to target the worst performing buildings and buildings with a large potential for energy savings; stresses the need to have the availability of skilled labour and entrepreneurs, and recognises the effect on building values and property markets which should not lead to any increased costs for tenants; therefore calls on the legal possibility for Member States to request an extension of the stated deadlines if justified by exceptional conditions;
9. points out that "major renovation" of existing buildings, regardless of their size, occur once every 25 years in residential buildings and once every 15 years in non-residential ones; considers therefore that a staged renovation approach could risk hindering the ambition of the Renovation Wave and result in anti-economic approaches to building renovation, which should be tackled with a systematic and integrated approach rather than as a sum of separate interventions. In this sense, calls on the Commission and Member States to provide guidance on improving the energy efficiency of historic buildings, also leveraging the work of the European Bauhaus Initiative. The renovation of these buildings should be supported by dedicated funding schemes and adequate flexibility of the timeframe should be granted;
10. highlights that the transition to a systematic circular approach to building renovation requires significant efforts in terms of reskilling and support for local competences, both in the public and in the private sector;
11. considers that public procurement should play a significant role in mainstreaming an ambitious approach to building renovation. To this end, stresses that all renovations being contracted by public authorities should be supported by guidance from member states and the EU and follow, as far as possible, the criteria of Green and Circular Public Procurement;
12. stresses that the energy efficiency of the building stock cannot be achieved by focusing on single buildings only and urban and territorial planning must support the individual interventions through a systematic district approach to the energy efficiency of cities;
13. reiterates that the objectives of the Renovation Wave cannot be achieved without significant and dedicated resources, both in terms of financial envelopes and in terms of capacity-building and technical support; stresses that the EPBD is the opportunity to mainstream the use of one-stop-shops as a primary tool for the implementation of the directive;
14. believes that rural regions and, more generally speaking, regions with many single- and multiple-family homes have different requirements and require different solutions than urban structures. This must also be reflected in the Directive;

15. points out that historic buildings have a significant cultural and symbolic value in EU cities; believes that their architectural value needs to be preserved and solutions need to be found to ensure these buildings also fulfil the exemplary role of public buildings. In this sense, calls on the Commission and Member States to provide guidance on improving the energy efficiency of historic buildings and create dedicated funding schemes for this purpose.

Brussels, 30 June 2022

The President
of the European Committee of the Regions

Vasco Alves Cordeiro

The Secretary-General
of the European Committee of the Regions

Petr Blížkovský

III. PROCEDURE

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| Title | Proposal for a Directive of the European Parliament and of the Council on the energy performance of buildings (recast) |
| Reference(s) | COM(2021) 802 |
| Legal basis | Mandatory Article 307(1) |
| Procedural basis | Rule 41(a) of the Rules of Procedure |
| Date of Council/EP referral/Date of Commission letter | |
| Date of President's decision | 19 January 2022 |
| Commission responsible | Commission for the Environment, Climate Change and Energy (ENVE) |
| Rapporteur | André Viola (FR/PES), Member of a Local Executive: Departmental Council of Aude |
| Analysis | |
| Discussed in commission | 11 March 2022 |
| Date adopted by commission | 31 May 2022 |
| Result of the vote in commission (majority, unanimity) | Majority |
| Date adopted in plenary | 29 and 30 June 2022 |
| Previous Committee opinions | |
| Date of subsidiarity monitoring consultation | |