

Title of the measure:	FRA34 Energy performance diagnosis (DPE)
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General description

The energy performance diagnosis (DPE in French) provides information on the energy performance of a building, by evaluating its energy consumption and its impact in terms of greenhouse gas emissions.

The concept of energy performance diagnosis (DPE) results from the European Directive on the Energy Performance of Buildings (EPBD), published in January 2003. This Directive aims at giving a European framework for national policies on energy consumption and greenhouse gas emission reduction in new and existing buildings.

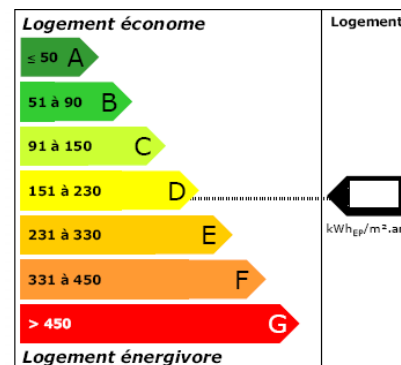
The content, method and condition of realization of a DPE are regulated, and defined by decree. The DPE must be realized by an independent professional. Since November 2007, these professionals must be certified to deliver a DPE.

The DPE describes the building (surface, orientation, walls, windows...) and its equipment for heating, producing hot water, cooling and ventilating. It indicates either the actual energy consumption (based on bills) or an estimate of this consumption based on a standardized used of the dwelling.

The DPE also includes technical recommendations which allow the purchaser, the owner or the tenant to know the most effective measures to implement in order to save energy: good practices and behaviours but also works that could be implemented.

To ease reading and comprehension, the DPE displays includes two labels with 7 categories named A to G, A corresponding to the best performance, and G the worst:

- a label showing the **energy consumption** of the building;
- a label showing the **greenhouse gas emissions** of the building.



A DPE is valid for 10 years.

Realizing and displaying a DPE has become compulsory in a certain number of situations:

- Since November 2006, providing a DPE is compulsory **for selling** a building.
- Since July 2007:
 - Providing a DPE is compulsory **for leasing** a building with a residential main use.
 - Realizing a DPE is compulsory **in all new buildings** whose building permits was deposited after July 1st, 2006.
- Since January 2008, DPE must be **implemented and displayed in all public buildings** occupied by the services of a local authority or a public body and of an overall surface higher than 1,000 m². Since July 2013, this is also compulsory for public buildings of an overall surface higher than 500 m². In January 2015, this threshold will be lowered at 250 m².
- Since January 2011, DPE must be **displayed in all property advertisements** (whether for sale or renting).

Furthermore, since June 2013, all the DPE realized (after this date) must be transmitted to ADEME. ADEME has created a data base to collect DPE (<http://www.observatoire-dpe.fr/>) where statistics on the building stock energy consumption and greenhouse gas emission obtained through DPE can be obtained.

Being given the importance of the DPE within the energy efficiency policy for buildings and following complaints on the variable quality of DPE services available on the market, several actions have been taken to **make the DPE more reliable**:

- Increased requirements for professionals:
 - Requirements for a minimum 2 years post-secondary education and for a 3 days training;
 - Introduction of a twofold certification: one for individual dwellings/lot and one for buildings as a whole.
- Improvement of the diagnostic quality: compulsory visit on site, introduction of a technical data sheet detailing required input data, increasing number of input data, introduction of explanations on gaps between real and estimated energy consumptions, introduction of a new calculation method (3CL-DPE), possibility to deduct the energy produced by renewables from the energy consumption, compulsory use of bills for DPE on buildings build before 1948, ...

All these modifications entered into force in January 2013.

Impact evaluation (methods and results)

Poll by IFOP (2007)

In 2007, IFOP (French Institute of Public Opinion) polled by telephone:

- 202 real-estate agents
- 30 solicitors
- 873 households

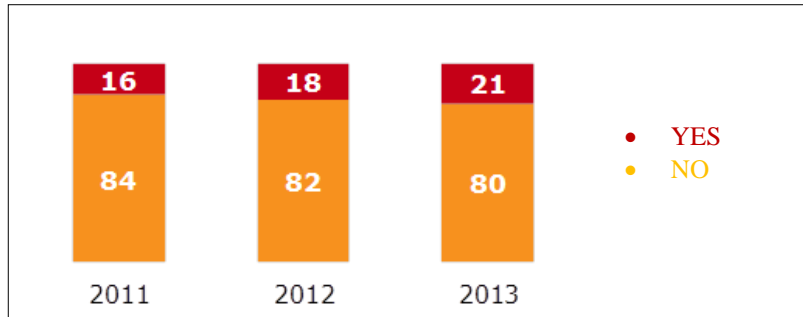
Below are some of the results:

- 80 % of real-estate agents and solicitors are well aware of the DPE (and 1/3 are very well aware)
- 67 % of households heard about it.
- 36% of real-estate agents and solicitors believe it is an important criterion of sale and 67% think it will become an important criterion within one or two years.
63 % of households believe it is an important criterion (and 26% a very important one)
- 92% of households think the world of the DPE
- 79% of households are in favour the presence of the results of the DPE in real-estate announcements.
- 19% of owners would implement the works recommended by the DPE.

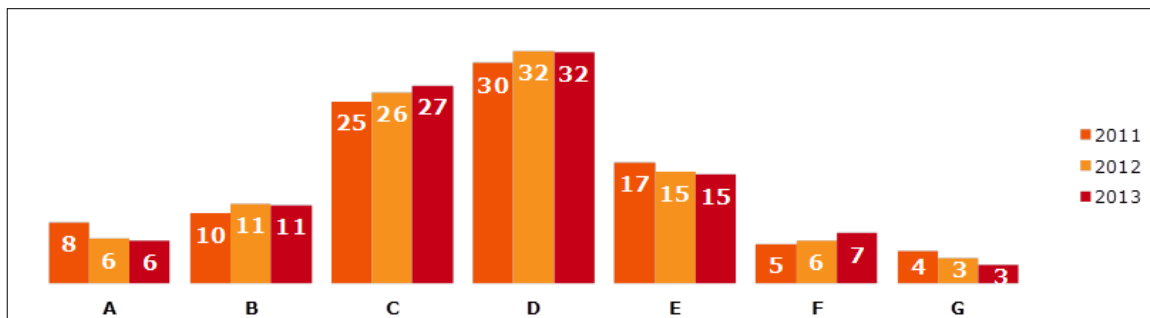
Polls by TNS Sofres (2014):

Every year, TNS SOFRES realises a study for ADEME analysing the behaviours of 10,000 households regarding energy efficiency within their dwellings.

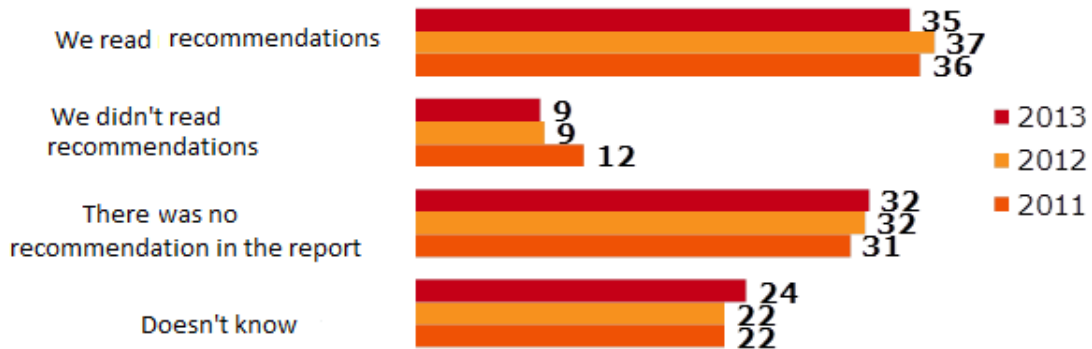
Here are a few results of that study concerning the DPE:



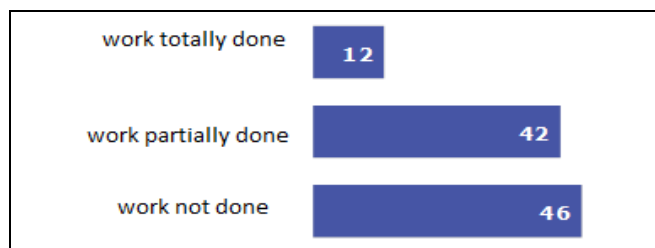
Graph 1: Have you already had a DPE done? (%)



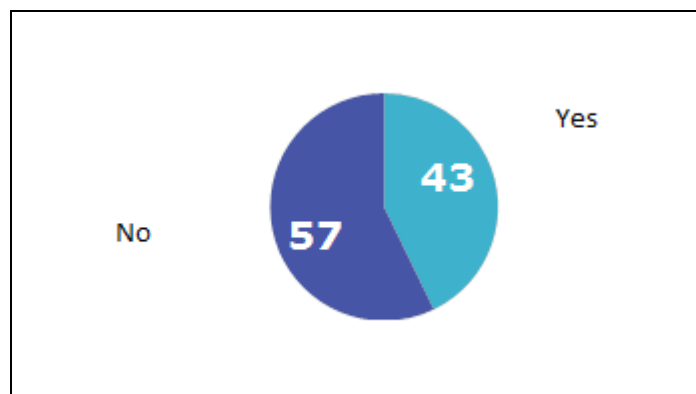
Graph 2: What is the class of your housing? (%)



Graph 3: Did you read the recommendations of DPE report? (%)



Graph 4: Following the recommendations of DPE, did you implement the recommended works? (%)



Graph 5: Have you planned to implement the recommended works over the next 2 years? (%)

Data collected on the DPE observatory:

In June 2014, over **1,025,551** DPE have been collected on the DPE Observatory, among which **881 371** for residential buildings.

Measure Impact Level		
<input type="checkbox"/> low	<input type="checkbox"/> medium	<input checked="" type="checkbox"/> high

Definition of impact:

Low: energy savings < 0.1% of overall energy consumption in “household”

Medium: between 0.1 and 0.5%

High: > 0.5%

Explanation:

The DPE has multiple impacts:

- It raises awareness among owners and tenants on the measures to implement to save energy, 42% of them implementing at least partially the recommendations drawn in the DPE (see above);
- It informs households looking for renting or buying a new dwelling on their future energy bills and then guide them to efficient ones ;
- It then progressively introduces a green value for dwellings, which is an incentive for landlords to refurbish their properties with low energy performance.

Interaction of measures

FRA16 Local Energy information centres

FRA5 VAT Reduction on energy efficiency investments

FRA31 Zero-rated eco-loan

FRA7 Sustainable Development Tax Credit

Periodic mandatory audit (general cross-cutting sheet)

Historical data

References

[-http://www.logement.gouv.fr/article.php3?id_article=5873](http://www.logement.gouv.fr/article.php3?id_article=5873)

Last update: June 2014

-<http://www2.ademe.fr/servlet/KBaseShow?sort=-1&cid=96&m=3&catid=15028>
- <http://www.observatoire-dpe.fr/>

-Decree n°2006-1147, n°2006-1653, n°2007-363, n°2008-461, n° 2011-413, n° 2011-807
-Order of 13 December 2011, of 27 January 2012 and of 17 October 2012

