

<i>Title of the measure:</i>	FRA58 Possibility of exceeding land occupation coefficient
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General description

The Order of 3 May 2007 establishes the criteria for authorising the possibility of exceeding the land occupation coefficient (COS) by 20%. This measure may be applied to both new structures and extensions to existing structures, on condition, however, that the municipal council or public inter-municipal cooperation establishment concerned has discussed its principle, has a Local Urban Development Plan that sets a land occupation coefficient and has indicated the zones concerned. The excess part of the structure does not incur the payment resulting from exceeding the legal density ceiling.

In order to be eligible for this mechanism, new structures must meet the criteria for the THPE EnR or BBC levels of the 'high energy performance' label.

For new insulated individual houses, eligibility to exceed the land occupation coefficient may be granted on two conditions: having a consumption level at least 20% below the reference consumption resulting from application of RT2005 and meeting one of the four conditions concerning use of renewable energies or efficient heat pumps.

For existing structures, the conditions apply to the building and its extension, to meet the aim of limiting energy consumption. High floors in the loft space of the building and its extension must be sufficiently insulated. The building must undergo work to install renewable energy or heat pump equipment so that the entire premises made up of the existing part and the extension and belonging to the same owner comply with one of the conditions set.

In the latter two cases, the contracting authority must attach to the building permit application its undertaking to install equipment for producing renewable energy, together with a document drawn up by a diagnostician qualified to draw up Energy Performance Diagnoses confirming that the conditions are met at the building permit stage.

The new mechanism resulting from Grenelle 2 enables the municipal council or the deliberative body of the public inter-municipal cooperation establishment to authorise:

- the rules on the outline and land occupation density resulting from the Local Urban Development Plan to be exceeded
- within a 30% limit
- for structures meeting high energy performance criteria or supplied using efficient equipment for production of renewable energy or recovery
- in urban and urbanisation zones

The Law introduces the possibility of varying the excess over all or part of the relevant territory of the municipality or public inter-municipal cooperation establishment (EPCI). However, the new mechanism does not apply in the following sectors: safeguarded sector; zone of protected architectural, urban and countryside heritage (ZPPAUP), protection area around a listed building, listed site, heart of national park.

Impact evaluation (methods and results)

Methods

Results

Ex-post evaluation	1995	2000		
direct CO ₂ (kt)				
Energy (TJ) (Fuels/Electricity)				
Ex-ante evaluation	1995	2000	2010	2020
direct CO ₂ (kt)				
Energy (TJ) (Fuels/Electricity)				

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

Interaction of measures

FRA42 Targetinf of aid for housing purchase towards BBC dwellings
 FRA35 High performance label dwellings

Historical data

References

- Article 20 of Grenelle 2
- Order of 3 May 2007, adopted pursuant to Article R. 111-21 of the Building and Housing Code, on eligibility conditions for exceeding the land occupation coefficient where a construction project complies with energy performance requirements