

Title of the measure:	GER47	Energy certificates for buildings (Energieausweise für Gebäude)
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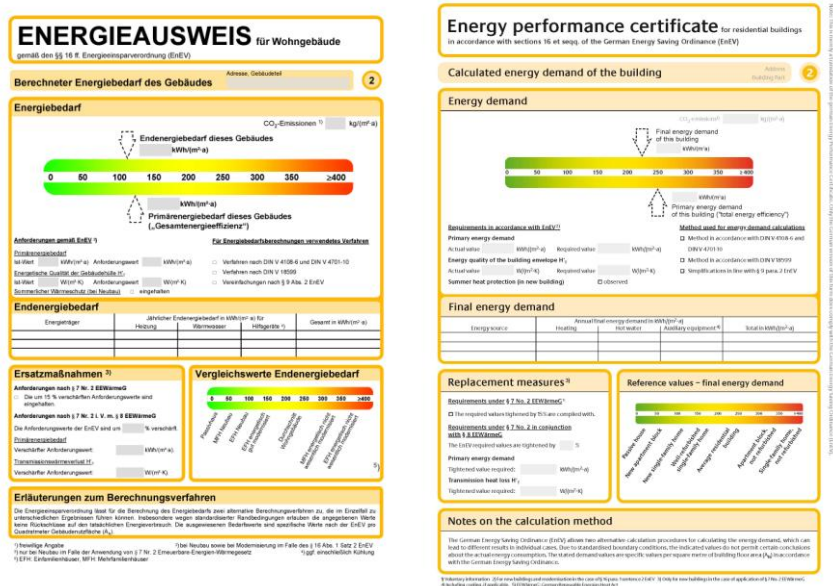
General description

In Germany, an amendment of the Energy Savings Ordinance (EnEV) from 2002 (GER6) is planned for 2008. A draft version of the amendment from 24 July 2007 (BGBI. I p. 1519 from 26 July 2007) was adopted by the Federal Cabinet on 27 June 2007. This amendment of the EnEV, which will probably come into force in 2009, will be combined with the general introduction of energy certificates in buildings. For new buildings, the EnEV from 2002 has already prescribed an energy-profile certificate (“Energiebedarfsausweis”), which includes important information on the energetic characteristics of the building. The amendment of the EnEV is also a transposition of the EC Directive on the "Energy Performance of Buildings" (Directive 2002/91/EC of 16 December 2002) into German legislation.

The general introduction of energy certificates in buildings was already adopted by the Federal government on 25 April 2007 and slightly changed on 27 June 2007 (BMWi 2007; BMVBS 2008). The legal basis is the amendment of the Energy Savings Ordinance from 2007. For residential buildings, building certificates are mandatory from 1 July 2008 (buildings completed before end of 1965) and from 1 January 2009 (buildings completed after 1965) and for non-residential buildings from 1 July 2009.

In the amended regulation, the requirement for energy certificates is widened to cover the sale and letting of existing buildings, too. A general distinction is made between demand-oriented (based on the calculated energy demand) and consumption-oriented (based on measured energy consumption) certificates. Which certificate is used for residential buildings depends on the size, the year of construction and the energy efficiency of the building. Demand-based energy certificates are always possible. The final regulation of which certificate has to be used is envisaged to become binding on 1 October 2008. Until 30 September 2008, there was a freedom of choice between demand-based and consumption-based certificates for all buildings. The reason is that the amendment of the EnEV still required the consent of the Bundesrat.

In 2009 the EnEV was amended (BGBI. I S. 954 valid from 1 October 2009) including new rules for energy consumption indicators and data recording/ -use for residential as well as non-residential buildings were published (BBSR 2009, BMVBS 2009). The following figure shows the current second page of the energy certificate in Germany (full english Version available on DENA 2011, official Website for German Version: BMVBS 2011a):



Impact evaluation (methods and results)

An ex-ante evaluation of the introduction of energy certificates in buildings was carried out by a group of research institute on behalf of the Umweltbundesamt (2008). The impact calculation in this study is based on a space heating model including a representative sample of the building stock, which is characterized by specific building types. The calculation of the impact of energy certificates within the model was made with the following assumptions:

- A number of 900 000 energy certificates are assumed per year, beginning in 2010, which means that in 2030 almost all buildings in Germany have an energy certificate.
- The renovation of the buildings with energy certificates is only made within the usual renovation cycle, not earlier.
- For new buildings, no significant additional savings are estimated due to decreasing building rates for new buildings.
- For the building stock, additional gross CO₂ savings of 0.15 Mt per year are assumed for the period 2010-2030.
- This figure includes, however, interactions with other measures, especially financial incentive programmes. It is assumed that in 60 % of the cases such a programme is used, and only 40 % of the building refurbishments are autonomous. This means additional savings without double-counting of 0.09 Mt per year which can be ascribed to the introduction of energy certificates for buildings.

Based on this evaluation, the additional net impact of the measure in the household sector is assumed to be relatively low.

In January 2011 the BMVBS (Federal Ministry of Transport, Building and Urban Affairs) published a evaluation study on the energy certificates, which suggests a list of improvements including i.e. simplification of calculations and assumptions. (BMVBS 2011b)

Historical data

The issuing of energy or heating certificates has been mandatory in Germany for the construction of new buildings since 1995, based on the former Thermal Regulations (GER5 and GER6). Under the new Energy Savings Ordinance from 2007, which still requires the consent of the Bundesrat, this requirement is widened to cover the sale and letting of existing buildings, too, based on the requirements of the EC Building Directive from 2002 (Directive 2002/91/EC).

References

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