

<b>Title of the measure:</b>	<b>LV 35 Minimal Requirements for Energy Efficiency of Residential Apartment buildings</b>
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### General description

The article 6 of the Law „On Administration of Residential Houses” (*Dzīvojamo māju pārvaldīšanas likums*) [1] states the providing of minimum of energy efficiency management is one of mandatory functions of the building administration and management.

Situation in Latvia indicated that it had been necessary to define the threshold of the maximal annual heat consumption for those multi-apartment buildings which are not undergoing complex renovation, such measure both raise energy efficiency and decrease inhabitants’ payments for heat energy having significant social impact as well. It had been necessary to state also the set of minimum requirements for energy efficiency management of the apartment buildings.

In September 2011 new Cabinet of Ministers (Governmental) Regulations [2, amending previous ones] were adopted. These Regulations includes new chapter „Requirements for ensuring the energy efficiency of multi-apartment buildings”. The main provisions are the following (in force from 01 January 2012):

- The residential house administrator shall plan measures for improving energy efficiency, including the renovation of the building, if the average consumption of thermal energy of the residential house, in which thermal energy is used for heating of the residential house and preparation of hot water, within the last three calendar years exceeds 230 kWh/m<sup>2</sup> per year,
- The residential house administrator shall organise the installation of a meter for measuring the amount of thermal energy consumed, if such has not been installed for a residential house whose thermal energy is supplied by a person other than an energy supply merchant.
- When planning the renovation of a residential house, the residential house administrator shall perform energy efficiency measures which ensure a higher saving of thermal energy in relation to the funds required for the implementation of the measures.
- If conditions which facilitate the escaping of heat into the surrounding environment are determined, the administrator shall perform the following measures to improve energy efficiency: (1) fit the exterior door with a closing mechanism; (2) provide thermal insulation for the heating system pipes and hot water pipes which are located in unheated premises; (3) equip the windows and external doors with sealant

In January 2014 **new amendments [3] to the noted Governmental Regulations** came into force. These Amendments decrease the stated above maximum annual heat energy consumption. Namely, the actual redaction of the Regulations states

- The residential house administrator shall plan measures for improving energy efficiency, including the changing of worn-out elements or constructions, if the average consumption of thermal energy of the residential house, in which **thermal energy is used for heating of the residential house and preparation of hot water, within the last three calendar years exceeds 200 kWh/m<sup>2</sup> per year or 150 kWh/m<sup>2</sup> per year, if thermal energy is used for heating of the residential house only**. In calculating the average consumption of thermal energy within the last three calendar years, the useful area to be heated in the building shall be taken into account

The new amendments had shortened the normative lifetime for building elements such as windows frames, doors, etc.

The costs of the energy efficiency measures are included in the total management costs, however it is expected that it will not create burden due to the costs related to energy consumption will decrease. Simultaneously the flats owners’ association may decide to implement the project of full renovation of the building however such full renovation cannot be obliged.



### **Impact evaluation (methods and results)**

The defined upper limit of annual heat energy consumption is actual for ~8% of multi-apartment buildings in capital city Riga [4]. The same share thus might be attributed for whole Latvia. Evaluation of good practices shows that it is possible to reach the threshold of 150 kWh/m<sup>2</sup> annual heat energy consumption for heating in non-renovated multi-apartment buildings due to proper building's exploitation and management process [4].

### **Interaction of measures**

In 2013 it had been introduced by the Cabinet of Ministers (Governmental) Regulations [5] six (A-F) energy efficiency classes of residential buildings (see the Table 2 in the MURE database Household sector measure HOU-LV30 "Energy Audits and Energy Certification of Residential Buildings").

The threshold value of specific annual energy consumption for heating for the lowest, F, class – existing residential buildings having this value exceeding 150 kWh/m<sup>2</sup> and thus energy efficiency improvement measures shall be implemented - corresponds to the threshold maximal value defined by the legislative/normative acts, namely described above Chapter IV of the Governmental Regulations No 907 [2].

### **References**

1. Law on Administration of Residential Houses (*Dzīvojamo māju pārvaldīšanas likums*), adopted 04 June 2009, in force 01 January 2010. Amendments adopted (i) 12 July 2010, (ii) 28 October 2010, (iii) 20 June 2013, (iv) 19 December 2013, (v) 30 November 2015. Actual consolidated version <http://likumi.lv/doc.php?id=193573> in Latvian; [http://m.likumi.lv/saistitie.php?id=193573&saistitie\\_id=7](http://m.likumi.lv/saistitie.php?id=193573&saistitie_id=7) English translation (the 2015 Amendments are not included).
2. Chapter IV „Requirements for Ensuring the Energy Efficiency of a Residential House” of the Cabinet of Ministers (Governmental) Regulations No.907 „Regulations Regarding the Survey, Technical Servicing, Current Repairs and Minimal Requirements for Energy Efficiency of the Residential House” (*Ministru Kabineta Noteikumi Nr.907 „Noteikumi par dzīvojamās mājas apsekošanu, tehnisko apkopi, kārtējo remontu un energoefektivitātes minimālajām prasībām”, IV daļa*), adopted 20 September 2011 as the Cabinet of Ministers (Governmental) Regulations No 720 (amendments to the Regulations No.907), in force 01 January 2012. Published in Latvian: „Latvijas Vēstnesis”, 154 (4552), 29.09.2011; <http://www.likumi.lv/doc.php?id=218831> (in Latvian), [http://m.likumi.lv/saistitie.php?id=218831&saistitie\\_id=7](http://m.likumi.lv/saistitie.php?id=218831&saistitie_id=7) (in English).
3. Amendments to the Chapter IV of the Cabinet of Ministers (Governmental) Regulations No.907 „Regulations Regarding the Survey, Technical Servicing, Current Repairs and Minimal Requirements for Energy Efficiency of the Residential Houses”, adopted 7 January 2014 as the Cabinet of Ministers (Governmental) Regulations No 4, in force 10 January 2014. Published in Latvian: „Latvijas Vēstnesis”, 6 (5065), 09.01.2014; <http://www.likumi.lv/doc.php?id=263607> (in Latvian).
4. Annotation of the Cabinet of Ministers (Governmental) Regulations No 4 (2014) (Amendments to the the Regulations No.907), in Latvian, [http://m.likumi.lv/saistitie.php?id=263607&saistitie\\_id=anot](http://m.likumi.lv/saistitie.php?id=263607&saistitie_id=anot)
5. Cabinet of Ministers (Governmental) Regulations No 383 „Regulations On Energy Certification of Buildings” (*Ministru Kabineta noteikumi Nr.383 „Par ēku energosertifikāciju”* ), adopted 09 July 2013, in force 19 July 2013., published in “Latvijas Vēstnesis” 138 (4944), 18.07.2013, Amendments adopted by the Governmental Regulations No634 (adopted 10.11.2015, in force 21.11.2015). Actual consolidated version <http://likumi.lv/doc.php?id=258322>, in Latvian.