

Title of the measure:	FIN24 Mandatory energy efficiency certificates for buildings (services)
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General description

EU Directive 2002/91/EC on the energy performance of buildings mandates the Member States to ensure that, when buildings are constructed, sold or rented out, an energy performance certificate is made available to the owner or by the owner to the prospective buyer or tenant.

In Finland, the Directive is implemented by Law on energy certification of buildings (487/2007) from 13 April 2007 and a respective Decree 765/2007. Both the Law and the Decree took force on 1 January 2008.

The energy certificate allows the consumers to compare the energy efficiency of different buildings. The certificate displays the energy consumption which is needed for using the building in a way it was designed to be used. To allow comparisons between buildings, the buildings are classified in categories from A (best) to G (worst) according to their energy efficiency. The heating mode does not have an impact on the efficiency-category.

From the beginning of 2008, the certificate obligation covered only new buildings. However, from the beginning of 2009 it is required also for old buildings. Exceptions to the requirement are holiday homes, very small buildings, churches, listed buildings, and industrial and agricultural production buildings provided that the owner has joined an energy efficiency agreement.

The Law on energy certification of buildings was modified on 11 February 2011 and it will take force on 1 March 2011. According to the modification, an energy certificate has to be visible at public service buildings exceeding 1 000 m² in size.

The certificate can be issued as part of the building permit procedures or in connection to an energy audit and as part of the “landlord’s certificate” or as an individual certificate.

Information services to the public (a help-line) have been opened to inform the public.

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)				

The impact of the energy certificates is likely to be “low” at least in the short-to medium term (an estimate by Motiva Oy).

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

Interaction of measures

Historical data

References

A designated web-site: <http://energiatodistus.motiva.fi/> (in Finnish and in Swedish)
<http://www.ymparisto.fi> (in Finnish)