

Planning instruments for investments in building performance

Main barriers and solution pathways

Implementation map

Please find detailed information on the policy approach in the ENEFIRST report [“Priority areas for implementing Efficiency First”](#)

<https://enefirst.eu/reports-findings/>



Short introduction to the policy approach

Planning instruments for investments in building performance

Planning instruments and services can implement the E1st principle by **facilitating the comparison** of renovation scenarios or patterns, **prioritizing** demand side measures, making the process of renovating **easier, more transparent** and **more efficient**.

Business as usual	E1st scenario
Building renovation investments are based on a cost-benefit decision by the building owner/ energy advisor at one point in time	Renovation scenarios towards deep renovation are planned with a long-term perspective coordinating different measures to prevent lock-ins
Building owners lack full information and expert advice regarding technical renovation measures, benefits and financing options	Consultation by energy advisors involves planning instruments (e.g. Building Renovation Passports), considers all renovation options across building trades and informs about multiple benefits and available financial schemes
Financial incentives for building renovation are available without energy requirements	Financial schemes (grants, subsidies etc.) require a certain energy performance level after renovation in their eligibility criteria

Overcoming the main barriers to the design and implementation of E1st

Planning instruments for investments in buildings

I. Policy design

Stakeholders required to act

Main *barriers* to policy design

Solutions to overcome the barrier

Main barriers

Possible legislative and other changes

No incentives to achieve high energy performance built into funding schemes

EU

National authorities

Funding schemes are tied to energy performance standards which put an emphasis on efficiency

EPBD revision to require MS to report how they bind financial schemes to performance levels

Financial schemes not linked to planning tools, such as Buildings Renovation Passports (BRP)

EU

National authorities

Define planning tools as prerequisites for financial support

Art. 10 EPBD to include E1st or BRPs as criteria for financial schemes

Guidance for the Recovery Plans missing

EU

Include E1st in all guidance documents which are related to energy

Include E1st criteria in guidance documents for Recovery Plans

Lack of comparable, high-qualitative EPC schemes in all MS as a basis for building performance assessment

EU

National authorities

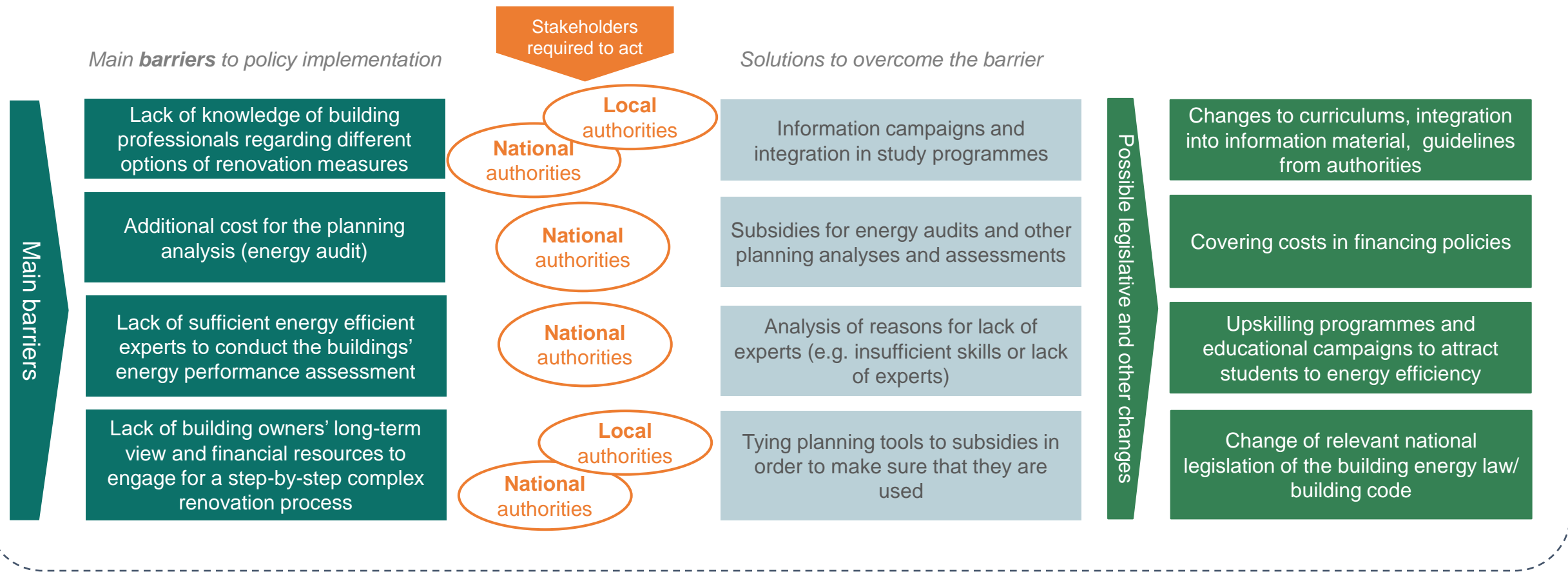
Revised EPC framework integrating multiple features (e.g. IEQ, comfort) into a high-qualitative certificate

Reform of EPC framework with EPBD revision in 2021

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II. Policy implementation



Further reading

- ENEFIRST report [“Priority areas for implementing Efficiency First”](#)
 - Chapter 3.1.3 Identified policy approaches in the buildings sector
 - Chapter 3.7 EU funding mechanisms
- ENEFIRST international examples:
 - Case study 12: [Building Logbook-Woningpas: Exploiting efficiency potentials in buildings through a digital building file](#)
 - Case study 13: [Optimizing building energy demand by passive-level building code](#)
- BPIE & INIVE (2020). [Technical study on the possible introduction of optional building renovation passports](#). European Commission, May 2020