

English Version

Energy performance of buildings - Methods for expressing  
energy performance and for energy certification of buildings

Performance énergétique des bâtiments - Méthodes  
d'expression de la performance énergétique et de  
certification énergétique des bâtiments

Energieeffizienz von Gebäuden - Verfahren zur Darstellung  
der Energieeffizienz und zur Erstellung des  
Gebäudeenergieausweises

This European Standard was approved by CEN on 10 May 2007.

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## Foreword

This document (EN 15217:2007) has been prepared by Technical Committee CEN/TC 89 “Thermal performance of buildings and building components”, the secretariat of which is held by SIS.

This European Standard shall be given the status of a national standard, either by publication of an identical text or by endorsement, at the latest by December 2007, and conflicting national standards shall be withdrawn at the latest by December 2007.

This document has been prepared under a mandate given to CEN by the European Commission and the European Free Trade Association (Mandate M/343), and supports essential requirements of EU Directive 2002/91/EC on the energy performance of buildings (EPBD). It forms part of a series of standards aimed at European harmonisation of the methodology for the calculation of the energy performance of buildings. An overview of the whole set of standards is given in CEN/TR 15615.

Attention is drawn to the need for observance of EU Directives transposed into national legal requirements. Existing national regulations (with or without reference to national standards) may restrict for the time being the implementation of this European Standard.

According to the CEN/CENELEC Internal Regulations, the national standards organizations of the following countries are bound to implement this European Standard: Austria, Belgium, Bulgaria, Cyprus, Czech Republic, Denmark, Estonia, Finland, France, Germany, Greece, Hungary, Iceland, Ireland, Italy, Latvia, Lithuania, Luxembourg, Malta, Netherlands, Norway, Poland, Portugal, Romania, Slovakia, Slovenia, Spain, Sweden, Switzerland and United Kingdom.

## Introduction

Expression of the energy performance of buildings is needed:

- to enable the establishment of regulations regarding energy performance of buildings;
- to encourage building designers, owners, operators and users to improve the energy performance of buildings.

This European Standard provides methods to express the energy performance of buildings in a way that serves these purposes. It is based on standards that provide methods to calculate or measure energy performance.

This European Standard is intended to be used:

- by developers of a procedure for building energy certification;
- by building authorities setting minimum requirements on the energy performance;
- by building designers, building owners, building operators and building users to assess the performance of a planned or existing building and ways to improve it, and to express this performance.



## 1 Scope

This European Standard specifies:

- a) overall indicators to express the energy performance of whole buildings, including heating, ventilation, air conditioning, domestic hot water and lighting systems. This includes different possible indicators;
- b) ways to express energy requirements for the design of new buildings or renovation of existing buildings;
- c) procedures to define reference values;
- d) ways to design a procedure for building energy certification.

The standard can be applied to a group of buildings, if they are on the same lot, if they are serviced by the same technical building systems and if no more than one of them has a conditioned area of more than 1 000 m<sup>2</sup>.

This European Standard provides different options at different levels. When this European Standard is used to set up national or regional methods for expressing energy performance and/or for energy certification of buildings, the choices between the options is not made by the individual user, but by authorized national or regional bodies.

## 2 Normative references

The following referenced documents are indispensable for the application of this document. For dated references, only the edition cited applies. For undated references, the latest edition of the referenced document (including any amendments) applies.

EN ISO 7345:1995, *Thermal insulation — Physical quantities and definitions (ISO 7345:1987)*

prEN 15603<sup>1)</sup>, *Energy performance of buildings — Overall energy use and definition of energy ratings*

## 3 Terms and definitions

For the purposes of this document, terms and definitions given in prEN 15603 and in EN ISO 7345:1995 and the following apply.

### 3.1

#### **energy certification**

procedures enabling to produce an energy certificate

### 3.2

#### **energy certificate**

document recognised by a member state or a legal person designated by it, which includes the energy performance of a building

NOTE The meaning of the terms "certificate" and "certification" in this European Standard differ from that in EN ISO/IEC 17000.

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1) prEN 15603 is a merge of prEN 15203 and prEN 15315.



3.3  
**energy class**

easy to understand metric (e.g. A to G) for indicating the energy performance of a building

3.4  
**reference value**

standard legal or calculated value against which an energy indicator is compared

3.5  
**energy performance requirement**

minimum level of energy performance that is to be achieved to obtain a right or an advantage: e.g. right to build, lower interest rate, quality label

3.6  
**calculated energy rating**

energy rating based on calculations of the weighted net delivered energy used annually by a building for heating, cooling, ventilation, domestic hot water and lighting

NOTE National bodies can decide whether other energy uses resulting from occupants' activities such as cooking, production, laundering, computer equipment etc. are included or not. If included, standard input data needs to be provided for the various types of building and uses. Lighting is always included except (by decision of national bodies) for residential buildings.

3.7  
**standard energy rating**

calculated energy rating using actual data for a building and a standard use data set

NOTE 1 The thermal envelope area represents the intrinsic annual energy use of a building under standardised conditions. This is particularly relevant to certification of standard energy performance.

NOTE 2 It can also be termed "asset energy rating".

3.8  
**design energy rating**

calculated energy rating using design data for a building and a standard use data set

NOTE It represents the calculated intrinsic annual energy use of a designed building under standardised conditions. This is particularly relevant to obtain a building permit at the design stage.

3.9  
**tailored energy rating**

calculated energy rating using actual data for a building, and actual climate and occupancy data

3.10  
**standard use data set**

standard input data for internal and external climates, use and occupancy

NOTE 1 This set can also include information on surroundings (such as shading or sheltering by adjacent buildings).

NOTE 2 Such data sets are defined at national level.

3.11  
**measured energy rating**

energy rating based on measured amounts of delivered and exported energy

NOTE 1 The measured rating is the weighted sum of all energy carriers used by a building, as measured by meters or other means. It is a measure of the in-use performance of a building. This is particularly relevant to certification of actual energy performance.

NOTE 2 Also known as "operational rating".



**3.12****energy performance indicator**

energy rating divided by conditioned area

**3.13****measured energy indicator**

measured energy performance indicator divided by conditioned area

**3.14****standard energy indicator**

standard energy performance indicator divided by conditioned area

**3.15****building**

construction as a whole, including its envelope and all technical building systems, for which energy is used to condition the indoor climate, to provide domestic hot water and illumination and other services related to the use of the building

NOTE This term can refer to the building as a whole or to parts thereof that have been designed or altered to be used separately.

**3.16****new building**

for calculated energy rating: building at design stage or under construction

for measured energy rating: building too recently constructed to have reliable records of energy use

**3.17****existing building**

for calculated energy rating: building that is erected

for measured energy rating: building for which actual data necessary to assess the energy use are known or can be measured

**3.18****technical building system**

technical equipment for heating, cooling, ventilation, domestic hot water, lighting and electricity production

NOTE 1 A technical building system can refer to one or to several building services (e.g. heating system, heating and DHW system).

NOTE 2 Electricity production can include cogeneration and photovoltaic systems.

**3.19****internal dimension**

length measured from wall to wall and floor to ceiling inside a room of a building

**3.20****overall internal dimension**

length measured on the interior of a building, including interruptions by internal partitions

**3.21****external dimension**

length measured on the exterior of a building

**3.22****heated space**

room or enclosure which for the purposes of a calculation is assumed to be heated to a given set-point temperature or set point temperatures

3.23  
**cooled space**

room or enclosure which for the purposes of a calculation is assumed to be cooled to a given set-point temperature or set point temperatures

3.24  
**conditioned space**  
heated and/or cooled space

NOTE        The heated and/or cooled spaces are used to define the thermal envelope.

3.25  
**unconditioned space**  
room or enclosure which is not part of a conditioned space

3.26  
**conditioned area**  
floor area of conditioned spaces excluding non-habitable cellars or non-habitable parts of a space, including the floor area on all storeys if more than one

NOTE 1     Internal, overall internal or external dimensions can be used. This leads to different areas for the same building.

NOTE 2     Some services, such as lighting or ventilation, might be provided to areas not included in this definition (e.g. a car park).

NOTE 3     The precise definition of the conditioned area is given by national authorities.

NOTE 4     Conditioned area can be taken as the useful area mentioned in the Articles 5, 6 and 7 of the EPBD<sup>2)</sup> unless it is otherwise defined in national regulations.

3.27  
**thermal envelope area**  
total of the area of all elements of a building that enclose conditioned spaces through which thermal energy is transferred to or from the external environment or to or from unconditioned spaces

NOTE 1     Thermal envelope area depends on whether internal, overall internal or external dimensions are being used.

NOTE 2     The respective areas of the building envelope may be weighted with a (nationally fixed) reduction factor in case of e.g. unheated adjacent spaces and ground floors.

3.28  
**energy carrier**  
substance or phenomenon that can be used to produce mechanical work or heat or to operate chemical or physical processes

[ISO 13600:1997]

NOTE        The energy content of fuels is given by their gross calorific value.

3.29  
**energy need for heating or cooling**  
heat to be delivered to or extracted from a conditioned space by a heating or cooling system to maintain the intended temperature conditions during a given period of time

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<sup>2)</sup> Directive 2002/91/EC of the European Parliament and of the Council of 16 December 2002 on the energy performance of buildings



NOTE 1 The energy need is calculated and cannot easily be measured.

NOTE 2 The energy need can include additional heat transfers resulting from non-uniform temperature distribution and non-ideal temperature control, if they are taken into account by increasing (decreasing) the effective temperature for heating (cooling) and not included in the heat transfer due to the heating (cooling) system.

### 3.30

#### **delivered energy**

energy, expressed per energy carrier, supplied to the technical building system through the system boundary, to satisfy the uses taken into account (heating, cooling, ventilation, domestic hot water, lighting, appliances etc.) or to produce electricity

NOTE 1 For active solar and wind energy systems the incident solar radiation on solar panels or on solar collectors or the kinetic energy of wind is not part of the energy balance of the building. It is decided at national level whether or not renewable energy produced on site is part of the delivered energy.

NOTE 2 Delivered energy can be calculated for defined energy uses or it can be measured.

### 3.31

#### **exported energy**

energy, expressed per energy carrier, delivered by the technical building systems through the system boundary and used outside the system boundary

NOTE 1 It can be specified by generation types (e.g. CHP, photovoltaic) in order to apply different weighting factors.

NOTE 2 Exported energy can be calculated or it can be measured.

### 3.32

#### **net delivered energy**

delivered energy minus exported energy, both expressed per energy carrier

NOTE 1 A balance of the delivered and exported energy per energy carrier can be performed only if the same primary energy factors and/or CO<sub>2</sub> coefficients apply to the delivered and exported amounts of that energy carrier.

NOTE 2 The term "net" can also be applied to quantities derived from net delivered energy, e.g. primary energy or CO<sub>2</sub> emissions.

### 3.33

#### **primary energy**

energy that has not been subjected to any conversion or transformation process

NOTE 1 Primary energy includes non-renewable energy and renewable energy. If both are taken into account it can be called total primary energy.

NOTE 2 For a building, it is the energy used to produce the energy delivered to the building. It is calculated from the delivered and exported amounts of energy carriers, using conversion factors.

4 Symbols and abbreviations

Table 1 — Symbols and units

Symbol	Quantity	Unit
$A$	area	$\text{m}^2$
$A_C$	conditioned area	$\text{m}^2$
$A_E$	thermal envelope area	$\text{m}^2$
$EP$	energy performance indicator	$\text{MJ}/(\text{m}^2 \cdot \text{a})$ , $\text{kWh}/(\text{m}^2 \cdot \text{a})$ , $\text{kg}_{\text{CO}_2}/(\text{m}^2 \cdot \text{a})$ , $\text{€}/(\text{m}^2 \cdot \text{a})$ <sup>*</sup>
$f$	factor	-
$R$	reference	
<sup>*</sup> The unit depends on the indicator chosen. See Clause 5.		

Table 2 — Subscripts

r	required by regulation
C	conditioned
s	building stock
e	envelope

5 Energy performance indicators

5.1 Indicators

The energy performance of a building is represented by an overall indicator  $EP$  that is the weighted algebraic sum of the delivered and exported energy per energy carrier determined according to Clause 5 of prEN 15603, normalized according to 5.3.

$EP$  may represent:

- a) primary energy ( $E_p$ );
- b) CO<sub>2</sub> emissions ( $m_{\text{CO}_2}$ );
- c) net delivered energy weighted by any other parameter defined by national energy policy (e.g. delivered energy, or cost).

This overall indicator  $EP$  may be complemented by other indicators, for example thermal performance of the building envelope.

5.2 Indicator basis

The indicators shall be based on one of the two types of ratings defined in prEN 15603:

- standard energy rating;
- measured energy rating.

The standard energy rating can be calculated either for planned buildings or for actual buildings.

If the indicator is based on a standard energy rating it is called standard energy indicator.

If the indicator is based on a measured energy rating it is called measured energy indicator.



### 5.3 Normalization of energy rating

The overall indicator  $EP$  is the rating defined in prEN 15603 divided by the conditioned area  $A_C$ .

The type of dimensions used to calculate  $A_C$ , internal dimensions, external dimensions or overall internal dimensions, shall be specified.

NOTE 1 The type of dimensions used has a high impact on the indicator obtained after normalization. For a house of  $10\text{ m} \times 10\text{ m}$ , the indicator obtained using internal dimensions could be 20 % larger than the one obtained with external dimensions.

NOTE 2 Usually the choice is the same as for the calculation of the transmission heat transfer (see prEN ISO 13789:2005); in addition, there is a direct correlation with input parameters that are related to the conditioned area (e.g. conventional hot water demand, minimum ventilation, lighting).

NOTE 3 An estimate of  $A_C$  can be obtained from the conditioned volume and mean floor height.

## 6 Expression of energy requirements

### 6.1 Ways of expressing the requirements

Two main types of requirements are defined:

- a) overall energy performance requirement in accordance with 6.2;
- b) specific requirements based on:
  - 1) energy use for specific building services (e.g. heating, domestic hot water, cooling, lighting, ventilation);
  - 2) energy need for heating, domestic hot water and cooling;
  - 3) characteristics of the building itself or of its technical building systems considered as a whole (e.g. heat transfer coefficient of the building envelope, heating, domestic hot water or cooling system efficiency);
  - 4) characteristics of the building envelope or technical building systems components (e.g. thermal transmittance of walls, efficiency of boilers, insulation of heating and hot water pipes, lighting power density ( $\text{W/m}^2$ ), specific fan power).

Information on possible specific requirements is given in Annex D.

An overall indicator may be combined with specific requirements.

NOTE Reasons for doing that include: 1) to avoid too large tradeoffs between the performance of the building envelope and the performance of the technical systems; 2) to avoid technical health or discomfort risks; 3) to prevent components with low performance to be put on the market. See Bibliography [1] for more background information on the advantages and disadvantages of additional requirements.

The indicators used may be different for:

- a new building;
- renovation of an existing building;
- an extension to an existing building;
- different types of buildings.

For new buildings and major renovations the requirement shall include one overall energy performance requirement expressed according to 6.2.

For partial renovation of existing buildings and for an extension to an existing building where overall requirements might be difficult to apply, simplified approaches based on specific requirements may be used. When specifying these requirements consideration shall be given to the following important energy uses:

- thermal characteristics of the building structure (envelope insulation and tightness, thermal inertia);
- heating installation and hot water supply (generation, distribution, emission and control);
- air conditioning installation (including dehumidification);
- ventilation (including humidification and heat recovery);
- built-in lighting installation;
- passive solar heat sources and solar protection;
- energy production in particular by renewable sources and co-generation.

6.2 Overall energy requirements

The overall energy requirement  $EP_r$  shall be a limit value of the overall energy performance indicator  $EP$  defined in Clause 5.

The requirement is written

$$EP \leq EP_r \tag{1}$$

where

$EP$  is the overall energy performance indicator;

$EP_r$  is the limit value which defines the requirement.

When a given building has different functions  $k$  (e.g. education + sport) with different requirements  $EP_{r,k}$ , procedures shall be defined to weight the different requirements. Unless other procedures are specified, the following procedure applies:

$$EP_r = \frac{\sum_{k=1}^n A_{c,k} \cdot EP_{r,k}}{A_c} \tag{2}$$

where

$k$  represents the functions:  $k = 1, 2, \dots, n$ .

The conditioned area of a space that is commonly used for more than one building function shall be proportionally divided over the conditioned areas of these building functions.



6.3 Modification of the impact of certain parameters

6.3.1 General

The requirements may be written so as to modify (e.g. reduce, neutralize, correct or normalise) the impact of some parameters. Examples of such parameters are given in Table 3.

Table 3 — Parameters with reduced or neutralized impacts

Parameter	Possible reason
Climate	To adapt the level of technologies requested to the climate
Building function	To adapt the requirements to the different designs, uses and feasible technologies
Energy carrier	For national energy policy regarding the possible use of different energy sources (e.g. gas/electricity), or to take into account the availability of specific energy sources in specific locations
Building size and/or shape	To avoid unduly onerous requirements on detached houses and too low requirements on large compact buildings. To adapt the requirements to buildings with different sizes and shapes.
Ventilation rate	To prevent too costly requirements for buildings or uses which require a high ventilation rate
Illumination level	To prevent too costly requirements for buildings or uses which require a high illumination level

The impact of a parameter may be modified either by specifying particular values or procedures for the data used in the calculation of *EP* (see a)), or by adjustment of the energy performance requirement *EP<sub>r</sub>* (see b)).

- a) Conventional values for climate and occupant related input are defined as described in prEN 15603;
- b) *EP<sub>r</sub>* may be made dependent upon the parameters whose impact is to be reduced. In this case *EP<sub>r</sub>* may be defined by either:
  - 1) the formula approach wherein *EP<sub>r</sub>* is defined by a simple equation, e.g.: *EP<sub>r</sub>* = *f* (climate, building shape and function etc.), or
  - 2) the notional building approach wherein *EP<sub>r</sub>* is the value of *EP* calculated for a building having the same location, building function, size etc. but with parameters such as insulation level, heating system efficiency, activity schedules, internal heat gains etc. replaced by reference values.

NOTE See Bibliography [1] for more background information on different reasons and ways to neutralise the impact of certain parameters and the consequences.

6.3.2 Impact of building shape

The building shape is characterised by the building shape factor:

$$f = A_E / A_C \tag{3}$$

or the compactness ratio

$$c = A_E / V_C \tag{4}$$

where

$A_E$  is the thermal envelope area, in m<sup>2</sup>;

$A_C$  is the conditioned area, in m<sup>2</sup>;

$V_C$  is the conditioned volume, in m<sup>3</sup>.

The impact of the building shape is taken into account by introducing the building shape factor or the compactness ratio in the equation expressing  $EP_r$ .

NOTE For example:  $EP_r = EP_0 (a + bf)$  where  $a$  and  $b$  are non-dimensional coefficients.

6.3.3 Evolution of the requirements

The requirements may be modified throughout time by writing  $EP_r$  in the following way:

$$EP_r = \alpha EP_{r,date} \tag{5}$$

where

$\alpha$  is a strengthening factor between 0 and 1, which evolves with time;

$EP_{r,date}$  corresponds to the value of  $EP_r$  at a given date.

6.4 Renovation of and extensions to existing buildings

For minor renovations or extensions, dealing with few single components or subsystems e.g. windows, boilers, artificial lighting installation, the requirements may be set at the component or subsystem level.

For large renovations the overall energy performance indicator shall be used but higher values of  $EP_r$  may be stated.

In case of large extension the overall energy performance indicator shall be used but distinct values of  $EP_r$  may be stated for the existing part and the new part.

When the notional building approach is used, the performance of the unchanged elements are set at their actual value in the calculation of  $EP_r$ .



## 7 Reference values

### 7.1 Types of reference values

Reference values are used to compare the energy performance of a given building to the energy performance of similar buildings.

Different reference values shall be defined for classes of buildings having different functions (e.g. single family houses, apartment blocks, office buildings, educational buildings, hospitals, hotels and restaurants, sports facilities, wholesale and retail trade service buildings, other types).

The following references may be used:

- $R_r$ : energy performance regulation reference, corresponding to the value typical of the requirements of energy performance regulations for new buildings;
- $R_s$ : building stock reference, corresponding to the energy performance reached by approximately 50 % of the national or regional building stock (median value).

The reference values are defined at the national or regional level.

A procedure to neutralize or reduce the impact of certain parameters on the reference values may be used, by modifying some parameters used in the calculation of  $R_r$  and  $R_s$  as described in 6.3 for  $EP_r$ .

NOTE 1 For example:  $R_r = R_{r,0} (a + b \cdot f)$  where  $a$  and  $b$  are non-dimensional coefficients.

If the indicator used is a measured energy indicator, alternative definitions may be adopted for  $R_r$  until sufficient data on the operational performance of buildings completed according to the regulations become available.

NOTE 2 Definition of  $R_s$ : The building stock value can be difficult to assess precisely due to an insufficient knowledge of the performance of the building stock. A rough estimate of it can be obtained by collecting energy consumption of a representative sample of the building stock.

NOTE 3 A minimum of 5 years between changes in the values of the references is recommended.

NOTE 4 National policy can decide whether to keep the same value for  $R_r$  even if the regulations are changed.

When a given building has different functions (e.g. education + sport) one shall either:

- define a reference for each building function;
- define the reference value as an area weighted average of the reference values for each building function.

### 7.2 Content of reference values

The uses of energy considered when defining the reference values shall be the same as the uses of energy considered when establishing the energy performance indicator.

If the indicator used is a standard energy indicator, the reference will be obtained with the same assumptions as the standard energy indicator regarding use patterns and internal and external climate.

A procedure may be defined to adapt the reference value to a specific use of the building, for instance taking into account a particular specification of internal climate.



NOTE This can be used for example to differentiate between buildings which are used 5, 6 or 7 days a week, or buildings having different occupation densities.

7.3 Documentation of reference values

The following shall be documented for each reference value:

- type of reference value:  $R_r$ ,  $R_s$ ;
- building function;
- energy flows considered;
- assumptions regarding internal and external climate;
- assumptions regarding use patterns;
- procedure to adapt the reference value.

8 Procedure for building energy certification

8.1 General

This clause includes:

- a) the content of the procedure for building energy certification;
- b) the content of an energy certificate;
- c) options to select the overall energy performance indicator  $EP$  which is used for the procedure for building energy certification;
- d) description of a performance scale;
- e) description of types of recommendations to be put on the energy certificate.

In addition to this clause, Annexes A, B and C provide respectively a way to describe a procedure for building energy certification, an informative procedure for buildings classification and three examples of an energy certificate format.

8.2 Content of procedure for building energy certification

A procedure for building energy certification shall define at minimum:

- a) type of building or part of building to which it applies.  
  
The main type of buildings considered are: single family houses, apartment blocks, office buildings, educational buildings, hospitals, hotels and restaurants, sports facilities, wholesale and retail trade service buildings, other types;
- b) cases where the procedure for building energy certification applies: sale, rent, new building after construction, display in a public building etc.;
- c) content of the energy certificate as described in 8.3.



When the procedure for building energy certification is set up, information on the choices made are to be documented in a "procedure for building energy certification documentation" which shall include at least the information defined in Annex A.

NOTE The responsible party for the procedure for building energy certification can secure that the data obtained from the energy certificates describing the building stock are stored in an organised way and in a central place (one database).

### 8.3 Content of the energy certificate

The energy certificate shall contain at least or be accompanied by:

a) administrative data:

- 1) reference to a specific procedure for building energy certification, including its date;
- 2) name of person responsible for issuing the energy certificate;
- 3) address of the building the energy certificate was issued to;
- 4) date on which the energy certificate was issued and its limit of validity.

b) technical data:

- 1) one overall indicator representing the energy performance as defined in Clause 5;
- 2) type of indicator used;

If the energy certificate is based on a standard energy indicator a note stating that it is based on standard conditions and a note stating whether it is based on design data or on data from the actual building.

If the energy certificate is based on a measured energy indicator a note stating that it is based on actual conditions.

If the certificate is based on a measured energy indicator some information about the actual conditions in the building should be added.

The energy certification procedure may identify the characteristics of the building which are to be reported, for example, the conditioned area, the number of conditioned floors, the year or period of construction and the year or period of the last major refurbishment.

- 3) reference values as defined in Clause 7;
- 4) information on the energy performance of main building and system components;
- 5) recommendations for cost effective improvements as defined in 8.6;
- 6) optionally, the energy performance class presented on a scale as defined in 8.5;
- 7) other indicators may be added.

Examples of energy certificate formats are given in Annex C.



## 8.4 Overall energy performance indicator

The procedure for building energy certification shall describe the type of indicator *EP* to report on the energy certificate.

The indicator chosen may be a standard energy indicator, a measured energy indicator, or both as defined in 5.1. A clear indication of the type of indicator used shall be stated on the energy certificate.

**NOTE** When applicable, the presentation of both indicators enables differentiation between the calculated intrinsic potential of the building represented by the standard energy indicator, and the impact of building management and actual properties of the building and its installations (including control), whose effects are included in the measured energy indicator.

The selection of the relevant indicators shall take into account the following:

- for new buildings the measured energy indicator is not available;
- utilities which collect data on energy consumption might not be authorised to disclose them for privacy reasons;
- a measured energy indicator will no longer be valid following a change of building occupier or of the pattern of use of the building. For existing buildings which are rented or sold the way the building is managed could change and the measured energy indicator could change as a result;
- defining a standard energy indicator implies collecting data on the building (insulation, heating system etc.) which will be useful for giving advice on the improvement of its energy performance;
- in existing public buildings where there is no change in ownership, the measured energy indicator can be a measure of the quality of the management and can be used to motivate building operators and users;
- when the energy certificate is displayed in an existing public building, the measured energy indicator can be a measure of the quality of the management and can be used to motivate building operators and users;
- for managers of buildings a measured energy indicator can be easily obtained from data often stored in their information systems (energy bills, areas etc.);
- measured energy indicator and standard energy indicator do not necessarily include the same energy uses;
- for new buildings a design indicator may be the only practical means of assigning a indicator.

## 8.5 Performance scale

In addition to the numerical indicator *EP*, the energy certificate may contain energy efficiency classes.

If sufficient information is not available for a given type of building to define the boundaries of classes, the use of classes may be postponed until sufficient data become available.

The energy class for a given building shall be based on the value of the energy performance indicator.

A procedure to neutralize or reduce the impact of certain parameters on the energy class may be used, by modifying some parameters used in the calculation of *EP* as described in 6.3.



Unless differently defined by the developer of the procedure for building energy certification (e.g. a national body):

- performance scale shall range from A (buildings of highest energy performance) to G (buildings of lowest energy performance);
- "Energy Performance Regulation reference"  $R_r$  shall be placed at the boundary between classes B and C;
- "building stock reference"  $R_s$  shall be placed at the boundary between classes D and E;
- a building with a net delivered energy equal to 0 shall be placed at the top of class A;
- subclasses may be defined in order to subdivide the classes, e.g. class A may be split into A\*, A\*\*, A\*\*\*.

The procedure for building energy certification shall describe the limits of each class.

NOTE 1 Annex B (informative) provides a procedure for building classification.

NOTE 2 This means that for a given country or region and a given building type, most buildings completed from 2006 onwards should be in classes A and B, approximately 50 % of the building stock will be in classes between A and D, approximately 50 % of the building stock will be in classes E, F and G.

NOTE 3 Annex C (informative) provides example descriptions of an energy certificate.

## 8.6 Recommendations

The energy certificate shall contain, if applicable, recommendations dealing with:

- a) improvement measures (building envelope, technical systems);
- b) measures of property management (improvement of the operation and control of building and technical systems).

The assessment of the impact of possible measures can be done according to prEN 15603.

**Annex A**  
(normative)

**Procedure for building energy certification documentation**

**A.1 Purpose of the procedure**

This annex is intended to be used by national bodies setting up a procedure for building energy certification to document this procedure. It allows comparison of the different procedures for building energy certification.

The documentation of an energy certification procedure shall describe in the manner set out in this annex the options chosen when defining the procedure for building energy certification.

It can be used:

- by authorities setting up a procedure for building energy certification to document their energy certification procedure;
- by authorities setting up a procedure for building energy certification to compare their energy certification procedure to the energy certification procedures set up by other authorities;
- by people comparing energy certificates issued in different member states to understand the meaning of the different energy certificates.

**A.2 Content**

**A.2.1 General**

A document defining the content of the procedure for building energy certification shall be written by the body setting up the procedure.

This document shall contain the information in A.2.2 to A.2.7.

**A.2.2 Application domain of the procedure**

The procedure applies to the following building types:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Single family houses  | <input type="checkbox"/> Apartment blocks                             | <input type="checkbox"/> Offices                   |
| <input type="checkbox"/> Educational buildings | <input type="checkbox"/> Hospitals                                    | <input type="checkbox"/> Hotels and restaurants    |
| <input type="checkbox"/> Sports facilities     | <input type="checkbox"/> Wholesale and retail trade service buildings | <input type="checkbox"/> Other types: give details |

For apartments or units within buildings designed for separate use the energy certification is based on the assessment of:

- ☐ the apartment or unit    ☐ a common energy certification of the whole building
- ☐ another representative apartment or unit in the same building



It applies in the following situations

☐ Rent    ☐ Sales    ☐ New buildings    ☐ Display in public buildings    ☐ Large renovation

### A.2.3 Basis of the performance indicator

The following uses of energy are taken into account in the procedure for building energy certification

**Energy use:**

Space heating ☐ Domestic hot water ☐

Mechanical ventilation ☐ Lighting ☐

Space cooling ☐

Energy production, in particular by renewable sources and co-generation ☐

Other: ☐ .....

The indicator used represents

☐ Primary energy      ☐ CO<sub>2</sub> emission      ☐ Other policy weighted energy

The weighting factors or coefficients used for each energy carrier when applying Clause 8 of prEN 15603 are the following:

	C1	C2	C3
	<b>Delivered energy</b>		
	Energy carrier 1	Energy carrier 2	
Primary energy factor	$f_{\text{prim,del},1}$	$f_{\text{prim,del},2}$	
CO <sub>2</sub> emission coefficient	$K_{\text{del},1}$	$K_{\text{del},2}$	
Policy factor	$F_{\text{pol,del},1}$	$F_{\text{pol,del},2}$	
	<b>Exported energy</b>		
	thermal	electrical	
Primary energy factor	$f_{\text{prim,ex},1}$	$f_{\text{prim,ex},2}$	
CO <sub>2</sub> emission coefficient	$K_{\text{ex},1}$	$K_{\text{ex},2}$	
Policy factor	$f_{\text{pol,ex},1}$	$f_{\text{pol,ex},2}$	

where

$f_{\text{prim.del},i}$  is the primary energy factor for the delivered energy carrier  $i$ ;

$f_{\text{prim.ex},i}$  is the primary energy factor for the exported energy carrier  $i$ ;

$K_{del,i}$  is the CO<sub>2</sub> emission coefficient for delivered energy carrier  $i$ ;

$K_{\text{ex},i}$  is the CO<sub>2</sub> emission coefficient for the exported energy carrier  $i$ ;

**NOTE** These two coefficients can be the same.

$f_{\text{pol},i}$  is the policy factor for energy carrier  $i$ ;

$f_{\text{pol,ex},i}$  is the policy factor for exported energy.

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The indicator is a:

- ☐ Standard energy indicator
- ☐ Measured energy indicator

If standard energy indicator, its calculation is:

- ☐ based on design data
- ☐ based on actual data (asset rating)

The dimensions used are:

- ☐ Internal dimensions
- ☐ External dimensions
- ☐ Overall internal dimensions

A.2.4 Reference values

The reference values used are the following

Reference type	Value of the reference (with unit)
Energy performance regulation	<input type="checkbox"/>
Building stock	<input type="checkbox"/>
Other (provide explanation)	<input type="checkbox"/>

A.2.5 Classification

A classification procedure is used:

- ☐ Yes
- ☐ No

If a classification procedure is used the energy performance classes are described in the following way:

- ☐ According to Annex B of EN 15217:2007
- ☐ Following another procedure

If Annex B is not used describe the classification procedure and the limits of the classes.

A.2.6 Energy certificate format

The format of the energy certificate is

- Based on Annex C of EN 15217:2007: ☐ Yes
- ☐ No

Describe the details of the energy certificate.

A.2.7 Recommendations

The energy certificate includes recommendations chosen among the following:

NOTE A list should be given here by the authorities setting up the procedure for building energy certification.



## Annex B (informative)

### Procedure for building energy performance classification

#### B.1 Introduction

This annex provides a simple procedure to define the limits of the classes of building energy performance.

The procedure enables the definition of classes that are consistent for all building types.

It can be applied to standard calculated energy indicators, to measured energy indicators and to any of the indicators defined in 5.1.

To apply the procedure to a given type of building it is necessary to define the reference values  $R_r$  and  $R_s$  for the building type concerned.

#### B.2 Classification procedure

The steps of the procedure to determine the performance class of a given building are the following.

- a) Define the type of the building (e.g. office building).
- b) Select the “Energy Performance Regulation” reference  $R_r$  and the “Building Stock” reference  $R_s$  corresponding to this building type.
- c) Determine the values of the energy performance of the building  $EP$ .
- d) The performance class is determined with the following rules:
  - 1) Class A if  $EP < 0,5 R_r$
  - 2) Class B if  $0,5 R_r \leq EP < R_r$
  - 3) Class C if  $R_r \leq EP < 0,5(R_r + R_s)$
  - 4) Class D if  $0,5 (R_r + R_s) \leq EP < R_s$
  - 5) Class E if  $R_s \leq EP < 1,25 R_s$
  - 6) Class F if  $1,25 R_s \leq EP < 1,5 R_s$
  - 7) Class G if  $1,5 R_s \leq EP$

### B.3 Additional steps

For a measured energy indicator it can be appropriate to apply two additional procedures.

- a) The value of  $EP$  can be modified, in accordance with prEN 15603, to take into account a possible difference between the actual climatic data and the reference climatic data used to define the values of  $R_r$  and  $R_s$ .
- b) The values of  $R_r$  and  $R_s$  can be adjusted or the indicator can be modified if the actual use of the building is different from that assumed to define the values of  $R_r$  and  $R_s$  for that building type (e.g. building open 7 days a week and  $R_r$  and  $R_s$  corresponding to building open 5 days a week).



Annex C  
(informative)

Energy certificate format

This annex provides three examples of an energy certificate format. These examples are provided for illustration only and do not show all the details needed for an energy certificate. In particular, ways to present recommendations for improvements as well as ways to present the supporting evidence of the energy certificate are not presented.

Many other solutions are possible.

Example 1 with one single indicator and classification:

Energy certificate

Building Energy Performance	As built calculated
Space to make reference to the energy certification procedure used	
<div>Very energy efficient</div> <div><div>A</div><div>B</div><div>C</div><div>D</div><div>E</div><div>F</div><div>G</div></div> <div>Not energy efficient</div>	<div>C</div>
	130 kWh/(m <sup>2</sup> a)
Space to include additional information on the indicator and building energy use	

Administrative information:  
address of the building  
conditioned area  
date of validity  
certifier name and signature...

Example 2 with two indicators and classification:

Energy certificate

Building Energy Performance	As built calculated*	In use measured**
Space to make reference to the energy certification procedure used		
<div>Very energy efficient</div> <div><div>A</div><div>B</div><div>C</div><div>D</div><div>E</div><div>F</div><div>G</div></div> <div>Not energy efficient</div>	<div>C</div>	<div>D</div>
	130 kWh/(m <sup>2</sup> ·a)	150 kWh/(m <sup>2</sup> ·a)
Space to include additional information on the indicator and building energy use		

Administrative information:  
address of the building  
conditioned area  
date of validity  
certifier name and signature...

\* the calculated rating assumes standard conditions. It only counts the energy used for heating, ventilation, cooling, hot water and lighting (add others if applicable);

\*\* the measured rating is under actual conditions. It counts all energy uses.



Example 3 with 1 indicator without classification:

Energy certificate

Building Energy Performance	As built
Space to make reference to the energy certification procedure used	calculated
<div><div>Very energy efficient</div><div>050100150200250300350400&gt;400</div><div>Not energy efficient</div></div> <div>Regulation for new buildings</div> <div>Typical existing building</div> <div>130 kWh/(m<sup>2</sup>·a)</div>	
Space to include additional information on the indicator and building energy use	

Administrative information:  
address of the building  
conditioned area  
date of validity  
certifier name and signature...

## Annex D (informative)

### Requirements on the characteristics of the building envelope and of the system components

#### D.1 General

This annex provides examples on the way to define requirements on the characteristics of the building envelope and of the systems components.

In all cases different requirement levels can be set for different building types.

#### D.2 References

NOTE Most of the Enquiry versions below are expected to be published at the same time as EN 15217. The reference will then be changed from prEN xxxxx or prEN ISO xxxxx to the designation of the final standard here and elsewhere in EN 15217.

EN 308, *Heat exchangers — Test procedures for establishing performance of air to air and flue gases heat recovery devices*

EN 410, *Glass in building — Determination of luminous and solar characteristics of glazing*

EN 13779, *Ventilation for non-residential buildings — Performance requirements for ventilation and room-conditioning systems*

EN 13829, *Thermal performance of buildings — Determination of air permeability of buildings — Fan pressurization method (ISO 9972:1996, modified)*

EN 14501, *Blinds and shutters — Thermal and visual comfort — Performance characteristics and classification*

EN 15193, *Energy performance of buildings — Energy requirements for lighting*

EN 15232, *Energy performance of buildings - Impact of Building Automation, Controls and Building Management*

prEN ISO 6946:2005, *Building components and building elements — Thermal resistance and thermal transmittance — Calculation method (ISO/DIS 6946:2005)*

prEN ISO 13789:2005, *Thermal performance of buildings — Transmission and ventilation heat transfer coefficients — Calculation method (ISO/DIS 13789:2005)*

prEN ISO 13790:2005, *Energy performance of buildings — Calculation of energy use for space heating and cooling (ISO/DIS 13790:2005)*

prEN ISO 14683:2005, *Thermal bridges in building construction — Linear thermal transmittance — Simplified methods and default values (ISO/DIS 14683:2005)*



## D.3 Thermal characteristics of the building envelope

### D.3.1 Thermal transmittance of the building envelope

Requirements can be expressed in terms of a maximum mean thermal transmittance of the building envelope calculated in accordance with prEN ISO 13789.

The requirement can be set as a function of the building shape with a procedure similar to the one described in 6.3.2.

**NOTE** To take into account any reduction of thermal transmission due for instance to unheated spaces separating the conditioned space from the external environment, the corresponding areas of the building envelope can be weighted with a (nationally fixed) reduction factor.

### D.3.2 Thermal transmittance of building components

Requirements can be expressed in terms of a maximum thermal transmittance of the component, calculated in accordance with prEN ISO 6946.

The requirement can be set at different levels for different building components (wall, roof, floor, window, door).

### D.3.3 Thermal bridges

Requirements can be expressed in terms of a maximum linear thermal transmittance for junctions between building components. Values of linear thermal transmittance can be obtained by any of the methods set out in prEN ISO 14683.

The requirement can be set at different levels for different types of junctions (wall/floor, window jamb etc.).

### D.3.4 Air tightness

Requirement can be expressed in terms of a maximum value of air permeability measured according to EN 13829.

## D.4 Heating and domestic hot water

Requirements can be expressed in terms of:

- maximum value of energy use for heating as obtained according to prEN ISO 13790;
- maximum value for the energy need for heating as obtained according to prEN ISO 13790;
- minimum efficiency of the heat generation system;
- minimum insulation of pipes, ducts and tanks.

## D.5 Cooling

- energy use for cooling as obtained according to prEN ISO 13790;
- energy need for cooling as obtained according to prEN ISO 13790.

**D.6 Solar protection**

Requirements can be expressed in terms of a solar factor of the combined glazing and solar protection device  $g_{tot}$  in accordance with EN 410 and EN 14501.

**D.7 Ventilation**

The requirement can be expressed as the efficiency of heat recovery units according to EN 308.

The requirement on the specific fan power of the ventilation system can be expressed according to the categories defined in EN 13779.

The requirement can be expressed as the energy need for ventilation, including the air change heat transfer and, if any, the fan consumption, using the appropriate weighting factors for the different energy carriers.

**D.8 Lighting**

The requirement on artificial lighting can be defined according to EN 15193.

Requirement can also be set in term of minimum level of daylight.

**D.9 Automatic control**

Requirements can be expressed in terms of a minimum level of control. This level can be defined according to the list of control functions given in EN 15232.

**D.10 Metering and monitoring**

Requirements can be expressed in terms of a minimum level of metering and monitoring.



## Bibliography

- [1] VAN DIJK, H.A.L and SPIEKMAN, M.E. *Energy Performance of Buildings; Outline for Harmonised EP Procedures*. Final report of EU ENPER project, Task B6. Contract SAVE 4.1031/C/00-018. TNO Building and Construction Research, Delft, The Netherlands, June 29, 2004.
- [2] CEN/TR 15615, *Explanation of the general relationship between various CEN standards and the Energy Performance of Buildings Directive (EPBD) ("Umbrella document")*
- [3] prEN ISO 13789:2005, *Thermal performance of buildings — Transmission and ventilation heat transfer coefficients — Calculation method (ISO/DIS 13789:2005)*
- [4] EN ISO/IEC 17000, *Conformity assessment — Vocabulary and general principles (ISO/IEC 17000:2004)*
- [5] ISO 13600:1997, *Technical energy systems — Basic concepts*