

# Building Energy Performance Certification

Buildings consume more than 40% of primary energy in most countries. Cost-effective policy intervention by governments can substantially reduce this consumption, typically by 30-80%, while simultaneously increasing energy security and improving the health and welfare of building occupants.

Evidence gathered by the International Energy Agency has identified five critical factors to guide policy makers in realising potential savings by certifying the energy performance of buildings to enable informed decisions by purchasers and occupiers.

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Policy pathway to improving building energy performance through certification:

- ▶ Develop energy performance certification programmes for both new and existing residential and non-residential buildings.
- ▶ Ensure building energy performance labels or certificates provide information to owners, buyers and renters to make informed energy efficiency decisions.
- ▶ Link certification to other initiatives, for example, to demonstrate compliance with building energy codes or to show compliance with energy efficiency programmes.
- ▶ Develop supporting mechanisms including validated assessment procedures; training for assessors; quality assurance procedures; and technology and administration systems to co-ordinate and maintain these functions.
- ▶ Adapt certification requirements as innovative building technologies enter the market and become cost-effective.

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The full Policy Pathway offers guidance on implementing certification for all building types and provides case studies from around the world. The report can be downloaded from [www.iea.com](http://www.iea.com)

## Checklist to successfully deliver Certification of the Energy Performance of Buildings

**PLAN:** Define the objectives and associated terms of reference for the energy performance certification scheme within the overall buildings energy policy. Engage with stakeholders to develop an appropriate action plan that enables practical and effective implementation.

- 1 Define the objectives, scope and appropriate method of assessment of energy use, and whether to include other environmental issues.
- 2 Decide on either a voluntary or mandatory approach and develop realistic, detailed implementation plans in consultation with stakeholders.
- 3 Create administrative and data collection systems within institutional capabilities. Secure sufficient financial and human resources.

**IMPLEMENT:** Ensure efficient data collection and processing procedures are in place and sufficient qualified building assessors are available. Raise industry and public awareness of scheme requirements and benefits.

- 4 Develop additional training programmes to strengthen existing accreditation systems and the capabilities of industry professionals.
- 5 Ensure all stakeholders have access to relevant information. Deliver ongoing information campaigns targeting building purchasers and users.
- 6 Centrally collect data for analysis and share with stakeholders to refine the programme and foster greater overall energy efficiency.

**MONITOR:** Establish quality control mechanisms to monitor the performance of the certification scheme and of the assessors. Communicate results and outcomes openly to develop stakeholder trust and expand knowledge.

- 7 Establish a comprehensive quality assurance system including validation of certificates and auditing processes.
- 8 Openly communicate positive and negative compliance results including errors or weaknesses uncovered through auditing.

**EVALUATE:** Analyse whether building certification is achieving defined goals and adjust as needed to increase impact. Consider scheme effectiveness in relation to supporting (and being supported by) other policy measures.

- 9 Continuously evaluation the scheme to ensure ongoing alignment with original goals and with national buildings regulations.
- 10 Consider linking the certification scheme to other energy efficiency policies for buildings, environmental impacts and human health.