

The Implementation of Energy Efficient Buildings Policies: an International Comparison



**International Council
for Research and Innovation
in Building and Construction**



THE IMPLEMENTATION OF ENERGY EFFICIENT BUILDINGS POLICIES : AN INTERNATIONAL COMPARISON

**International Council for Research and Innovation in
Building and Construction (CIB) Task Group 66 « Energy
and the Built Environment » - Review of activities 2009-2012**

FINAL REPORT

English version

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Fotograph on the cover:

« Zero Energy Coriolis Building for Ecole des Ponts ParisTech. France.

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The [International Council for Research and Innovation in Building and Construction \(CIB\)](#) was established in 1953. It brings together some 5 000 experts belonging to around 500 organisations. Its studies are conducted by Working Commissions or Task Groups.

The CSTB Carnot Institute is part of a network of 34 Carnot Institutes involved in a Research and Development programme with corporate partners in France. The [Scientific and Technical Centre for Building \(CSTB\)](#) is the Carnot Institute specialised in buildings.

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French > English translation: [Marjorie Leach](#).

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FOREWORD

Since more than a decade and in particular given the increased concerns about climate change, the interest in energy and the built environment has substantially increased. Moreover, it has become a world-wide concern. Two typical features for energy issues in the built environment are:

- The very important role of the individual citizen in taking the appropriate actions AND
- The crucial roles of government in setting the scene, typically through legislative measures and/or stimuli.

The fact that these are world-wide challenges makes it a particular interesting topic for collaboration in the CIB context and it led to the creation of CIB Task Group TG 66 'Energy and the Built Environment'. This task group, very dynamically lead by Prof. Jean Carassus, who was mandated by CSTB, and with experts from more than twenty countries, has introduced in the context of CIB a new communication approach, whereby the organisation of four internet seminars was crucial and allowed to have a wide outreach. These webinars can still be watched on <http://cib.sympraxis.eu/about>.

With this task group coming to an end of its activities, this final report gives a structured overview and synthesis of the information gathered throughout the project.

The outcome of this task group clearly highlights that the energy challenges in buildings are an issue of concern in all countries involved in this study, but that the roadmaps and actions in the different continents vary widely. Therefore, further international collaboration in the context of CIB or in other networks is therefore surely needed.

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EXECUTIVE SUMMARY

The Research and Development Department of the CSTB Carnot Institute was pursuing two goals in 2009 on deciding to support the CIB Task Group 66 « Energy and the Built Environment », whose mandate ended in December 2012.

The first goal was to support *an international benchmark on the implementation of energy efficient buildings policies* through the mobilisation of an international network of experts and the collection of relevant information on the subject.

The second was *to test new ways of working in an international context, more specifically by organising internet seminars (« Webinars »)* instead of the usual international conferences.

An international network of experts was mobilized to work on the implementation of energy efficient buildings policies at two different levels:

- An international 10-person project team,
- 30 experts who took part in five separate events: a kick-off seminar in Brussels and four webinars (Europe, North America, South America and India).

The 30 experts presented the experience of:

- three international organisations (International Energy Agency - IEA -, UN Environment Programme Sustainable Buildings and Climate Initiative - UNEP-SBCI - , World Business Council for Sustainable Development - WBCSD -),
- seven developed countries (United States, Canada, Germany, Belgium, France, the Netherlands and Poland),
- nine emerging countries (China, India, South Africa, Argentina, Brazil, Chile, Mexico, Uruguay and Venezuela).

All the presentations, talks and discussions can be found on the Task Group website: <http://cib.sympraxis.eu/about>.

The IEA's highly active policy includes running an online Sustainable Buildings Centre with a database on energy efficiency policies in 34, mainly developed, countries.

The UNEP-SBCI focuses on developing countries and provides assistance for the elaboration of their energy efficient buildings policies, especially in terms of methodology.

The WBCSD, under the auspices of ten or so large multinational groups, engages in lobbying aimed at large public and private real estate portfolio owners.

The European Union has the most structured approach, with set targets and a timetable for lower greenhouse gas emissions, better energy efficiency and the development of renewable energy.

One of the European Union Directives concerns the energy efficiency of buildings. The implementation of this directive is monitored by the European Union and a progress report is drawn up country by country every two years. Implementation is more advanced in Northern and Western Europe countries than in Southern and Eastern Europe.

North America has initiated a continental approach covering the United States, Canada and Mexico. However, the three countries each have different policies. The situation of Mexico, an emerging country, is radically different from the United States and Canada, both highly developed countries.

In the United States, there are stark contrasts in energy efficiency policies. Several Western (especially California) and North Eastern states have engaged in proactive policies whereas a number of central states have much less ambitious goals.

In South America, emerging countries have a relatively high GDP per capita. Several countries are initiating energy efficiency policies directed at the building envelope and energy use in buildings.

India and China are characterised by the massive and rapid growth of urban centres and new constructions. A policy of energy efficiency is being initiated. It concerns both the technical characteristics of buildings and energy use.

South Africa is in the process of defining a policy for energy efficient buildings.

The presentations related to the seven developed countries and the nine emerging countries do enable *a rough classification of energy efficient buildings policies into four types*, in spite of somewhat patchy information at times.

Two of these concern the developed countries and two the emerging countries.

The first type of policy is a well-structured energy efficient buildings policy which takes into account quantified and measured goals for greenhouse gas emissions, energy savings and the development of renewable energies.

It uses the usual five policy instruments, i.e. regulations on standards, informative regulations, economic and market-based instruments, fiscal instruments and incentives, information, education and voluntary actions.

This policy is pursued by several developed countries, and more particularly by the Northern and Western Europe countries and several Western and North Eastern states in the United States. Concerns for cost-effective investments are more pronounced in the USA than in Europe.

The second type of policy is a less ambitious energy efficient buildings policy and considered to be of lower priority by the authorities in a number of developed countries. Quantified and measured goals are not highlighted. Not all the policy instruments mentioned above are used.

Several Southern and Eastern Europe countries and several American states, and more especially some central states, seem to be in this situation.

In Southern and Eastern Europe, the European Union directives aim to progressively harmonize the energy efficient buildings policies in the same way as in the USA where federal actions and the dissemination of certifications such as Energy Star® and LEED® can counteract the less ambitious policies of several American states.

The third type of policy is the beginning of an energy efficient buildings policy in emerging countries applied both to buildings and energy use.

This policy tends to differentiate:

- *Middle and high-income population housing and the commercial sector, using some of the five political instruments applied to developed countries, more particularly regulations on standards, informative regulations, incentives and information,*
- *Low-income housing where specific action plans are required for the « informal » construction sector, with a focus on energy use and the dissemination of efficient domestic appliances.*

China, India, Brazil, Chile and Uruguay seem to be moving in that direction.

The fourth type of policy seems to be the start of an energy efficient buildings policy in emerging countries, principally focusing on energy use, with few or no regulations on buildings themselves.

The emphasis is on energy use, and especially on certain appliances, such as light bulbs, refrigerators and cooking apparatus, etc., with little or no regulations on building envelopes.

South Africa, Argentina, Mexico and Venezuela seem to fall into this category.

It is worth noting that a number of emerging countries have stressed the importance of the socioeconomic aspect of the policies. In fact, it is also essential to take this dimension into account in developed countries, where a focus on only thermal regulations and technological progress could lead to disappointing results in actual energy consumption, especially in existing buildings.

Such analysis and classification may only be temporary. A more comprehensive analysis would be necessary to go further. It could be the topic of a permanent CIB Commission dedicated to Energy and the Built Environment, continuing the work initiated by the Task Group 66.

In terms of working methods, the usual international conference method bringing together participants in a given place was used for the presentation of 19 technical and socioeconomic research communications in Salford (United Kingdom). This conference comprised only researchers and doctoral students.

However, new working methods were successfully introduced.

This involved:

- top-down meetings on a precise subject submitted to the experts, rather than a bottom-up approach starting from their work,
- internet seminars (webinars), rather than conference venues,
- the participation, beyond the research and university world, of representatives from the private and public sectors and international organisations,
- information made rapidly available and freely accessible on line.

The report concludes with 5 proposals for a permanent « Energy and the Built Environment » Commission to be set up within the CIB.

The work of the Commission should be in line *with the perspective of the on-going third industrial revolution, according to the assumptions of the American economist Jeremy Rifkin¹.*

¹ *The third industrial revolution.* Jeremy Rifkin. Published by Palgrave Macmillan. 2011.

The « Energy and the Built Environment » Commission could deal with *the implementation, monitoring and evaluation of energy efficient buildings policies.*

It is suggested that the « Energy and the Built Environment » Commission *give priority to the dialogue between developed countries and emerging countries, the accent to be placed on the latter since developed countries already have organisations that are active in this field.*

The Commission would have *two target audiences* with a method adapted to each one:

- University and researcher target, through seminars in a physical location, or alternatively webinars,
- Representatives of the private and public sectors and international organisations, *exclusively through webinars.*

INTRODUCTION: TWO GOALS

In 2009, the Research and Development Department of the CSTB Carnot Institute decided to support the action of the CIB Task Group 66 « Energy and the Built Environment », with two goals.

The first goal was in line with the CIB's usual practices: elaborate an international benchmark on the implementation of energy efficient buildings policies by mobilising an international network of experts and putting together relevant information on the subject².

The second goal was innovative compared to the CIB's usual practices.

The International Council for Research and Innovation in Building and Construction (CIB) is an international organisation for cooperation on research and innovation in the building sector established in 1953. It brings together some 500 organisations and 5 000 experts working in around sixty working commissions and task groups.

The CSTB, a member of the CIB Board³, was keen for CIB to renew its methods of work. After playing a leading role in international cooperation from the 1950's to the 1980's, the CIB had not sufficiently updated its *modus operandi* compared to other international organisations (European Commission, International Energy Agency and the UN Environment Programme, etc.).

The CIB usually organises bottom-up type international meetings on broad themes for participants from the research and university world: participants submit communications based on their own work, which are presented in a symposium giving rise to the publication of proceedings.

The CSTB and several other CIB board members wished to test new ways of working.

² The CSTB had directed the « Comparaison internationale Bâtiment et Energie » project in 2007 in the framework of the *Programme de Recherche et d'expérimentation sur l'Energie dans le Bâtiment – PREBAT* - (see final report in French on <http://www.prebat.net/?Comparaison-internationale>) and wished to pursue an international benchmark approach to these issues.

³ The French acronym CIB is a reminder that the CSTB was particularly active among the founder members of the CIB.

The second goal was therefore to test top-down internet meetings where a precise topic was submitted to the participants, with the desire to make these conferences available to audiences beyond the research and university world: private sector, public sector (ministries, local authorities and public enterprises) and international organisations.

The innovation was four-dimensional around the organisation of meetings:

- a top-down approach, with a precise theme submitted to the experts, rather than bottom-up starting from their work,
- in the form of webinars on the internet, rather than gatherings in a conference centre,
- followed, beyond the research and university world, by representatives from the public and private sectors and international organisations,
- with information made rapidly available and freely accessible on line.

1. THE CIB TASK GROUP 66: CHOICES AND IMPLEMENTATION OF THE TWO GOALS

The CIB Task Group 66 was created in December 2006 on the theme of « *Energy and the Built Environment* ».

The Task Group held its inaugural meeting in May 2007 at the CIB Congress in Cape Town (South Africa) under the joint coordination of Jacques Rilling, former CSTB scientific director, and Sunil Vather, chief executive of Building Research New Zealand.

Three papers were presented : a presentation of the group's theme by its joint coordinators, a presentation of a sustainable development project in the UK construction sector by Chris Goodier (Loughborough University) and an update on PREBAT's on-going international benchmark by myself.

A second meeting took place in Barcelona in October 2007. Jiry Nieminen (VTT) presented a Finnish experience of the link between energy efficient buildings and local communities. Jacques Rilling presented the building section of the Intergovernmental Panel on Climate Change's (IPCC) on-going report and I presented the recent developments of the PREBAT benchmark.

The group was directing its efforts towards drawing up an international status report on the subject of Energy and buildings when the two coordinators had to abandon the project for personal reasons and leave the Task Group.

I was designated Task Group coordinator by the CIB in July 2008 with the support of CSTB management.

A think tank was formed with three members of the CIB to define the group's new action plan:

- Peter Wouters, Director Development and Valorisation with the Belgian Building Research Institute (BBRI),
- Dick Schmidt, Director of TNO (Built environment), the Netherlands,
- Rodney Milford, Programme Manager with the South African Construction Industry Development Board (CIDB).

The group strongly underlined the need to test a different approach from the one usually used by the CIB. As already indicated in the Introduction, the latter can be qualified as a *bottom-up approach on a broad theme*: researchers submit communications in a wide-ranging field, the papers are presented at a meeting where each participant rapidly presents his work and the communications are assembled in the conference proceedings. This was the approach used by the Task Group at the CIB Congress held in Salford in May 2010.

The group wished to test the *top-down approach on a specific subject* defined in advance.

The subject chosen was that of energy efficient buildings policies around the world.

It was decided that the group should base its methodology on the UNEP-SBCI (United Nations Environment Programme - Sustainable Building and Climate Initiative) study published in 2007 on policy instruments for reducing greenhouse gas emissions from buildings⁴.

A typical kick-off seminar, based on presentations by speakers in a meeting room, was organised and the presentations and discussions recorded and made freely accessible to all on the internet.

The true innovation was adopted for the following seminars. They were *Web seminars or webinars*, i.e. seminars on the internet where several speakers address an audience scattered around their different work places in a large number of countries. The presentations and recorded talks and discussions were then made available free of charge on the internet. The technical system used was Webex, a product developed by CISCO.

An action plan was defined in May 2009 with a kick-off seminar scheduled for October 2009 in Brussels followed by several webinars to be organised per continent.

The action plan was implemented thanks to a close partnership between the Task Group coordinator and Peter Wouters, Director with the BBRI and President of the CIB Marketing and Communications Committee, who played a decisive role in the success of the operations, particularly with the Webex system.

⁴ « Assessment of policy instruments for reducing greenhouse gas emissions from buildings ». UNEP-SBCI, Central European University, Budapest. 2007.

2. ENERGY EFFICIENT BUILDINGS POLICIES: CHOICE OF SUBJECT, STRATEGIC FRAMEWORK, METHODOLOGICAL FRAMEWORK

2.1 Choice of subject

The Task Group has taken stock of existing studies related to the energy efficiency of buildings.

The topic of the techniques used to improve the energy efficiency of new or renovated buildings is covered most, especially by technical building research centres, such as the work conducted by the 23 members of the ENBRI network – European Network of Building Research Institutes⁵.

Another topic that has often been studied concerns recommendations for the definition of energy efficient buildings policies. These recommendations are formulated by international organisations, both public (UNEP – Sustainable Buildings and Climate Initiative, International Energy Agency) and private (World Business Council for Sustainable Development – WBCSD – Energy Efficient Buildings Project).

Policy cost-effectiveness is less often the subject of study⁶.

All policies can be broken down into three components:

- definition and adoption,
- implementation,
- monitoring and evaluation.

The group decided that *priority should be given to the subject of the implementation of energy efficient buildings policies*, since the key issue today is not: « What should be done? » but « How to do it? » « With what instruments? ».

Insofar as the information exists, the group does of course explore policy monitoring and evaluation aspects, since the questions « How effective? », « What is the cost? » and « What are the results? » are essential but unfortunately often neglected.

It should be pointed out that the subject of the implementation of policies came up against the dominant CIB culture, which is focused on techniques; indeed, the policy aspect is scarcely taken into account in the CIB Commissions and Task Groups.

⁵ www.enbri.org/

⁶ This is covered in the UNEP 2007 study already referred to and used for the methodological framework of the benchmark.

2.2 Strategic framework: two global issues, three quantifiable targets

The energy efficiency of buildings falls within the strategic framework of the two global challenges:

- climate change due to greenhouse gas emissions, CO₂ in particular, and
- provision of fossil fuels.

In developed countries, buildings represent approximately 40% of CO₂ emissions and 40% of energy consumption (in the European Union, 36% of CO₂ and 40% of energy⁷, and in the United States, 40% of CO₂ and 40% of energy⁸).

These figures concern CO₂ emissions and energy consumption from using the buildings. CO₂ emissions and energy consumption related to the construction, renovation and destruction of buildings are placed under industry.

Transport-related CO₂ emissions and energy consumption as a direct result of buildings, especially from private cars when blocks of flats or houses are not built on a public transport route, are placed under transport.

In all, buildings are directly or indirectly responsible for over half of total CO₂ emissions and energy consumption.

CO₂ emissions and energy consumption by buildings are rising sharply in high-growth emerging countries, along with an improvement in comfort and rapid urban growth⁹.

In developed countries, buildings represent the number one problem of the two geostrategic issues of climate change and energy provision, well before transport and far ahead of industry. The role of buildings is rising significantly in emerging countries along with rapid urban growth.

Three targets have been set in order to limit climate change and reduce dependence on fossil fuels:

- *reduce greenhouse gas emissions, especially CO₂,*
- *increase energy efficiency, and even reduce energy consumption,*
- *step up the share of renewable energies¹⁰.*

⁷ Cf Appendix 1 - Michaela Holl's presentation

⁸ Cf Appendix 1 - Shyam Sunder's presentation

⁹ Cf Appendix 1 – Wang Wei and Fang Dong Ping's presentation for China, for example

¹⁰ Cf – for example, the European Union's « 3x20 by 2020 policy » adopted in 2007 referred to in Michaela Holl's presentation op cit :

- A 20% reduction in EU greenhouse gas emissions by 2020 compared to 1990,

Energy efficient buildings policies are in line with these three quantifiable targets.

2.3 Methodological framework: classification and cost-effectiveness of policy instruments

The group has chosen to base its methodology on the study « Assessment of policy instruments for reducing greenhouse gas emissions from buildings » conducted in 2007 by the Central European University of Budapest for the UNEP-SBCI¹¹.

This study is based on a broad review of the international state of the art. It defines a *five-category classification* of policy instruments for improving the energy efficiency of buildings:

- *regulations on standards,*
- *informative regulations,*
- *economic and market-based instruments,*
- *fiscal instruments and incentives,*
- *information, education and voluntary actions.*

-
- A 20% reduction in EU energy consumption by 2020 compared to the the 2005 trend scenario,
 - A 20% share of EU energy consumption produced from renewable resources by 2020.

¹¹ Access to the report: http://www.unep.org/sbci/pdfs/SBCI_CEU_Policy_Tool_Report.pdf

Table 1. *Classification of policy instruments for energy efficiency in buildings*

<i>Control and regulatory instruments</i>		<i>Economic and market-based instruments</i>	<i>Fiscal instruments and incentives</i>	<i>Support, information and voluntary action</i>
<i>Normative :</i>	<i>Informative :</i>			
Appliance standards	Mandatory audits	Energy performance contracting	Energy and carbon taxes	Voluntary certification and labelling
Building codes	Utility demand-side management programmes	Cooperative procurement	Tax exemptions / reductions	Voluntary and negotiated agreements
Procurement regulations		Energy efficiency certificate schemes	Public benefit charges	Public leadership programmes
Energy efficiency obligations and quotas	Mandatory labelling and certification programmes	Kyoto Protocol Clean Development Mechanism (CDM) and Joint Implementation (JI)	Capital subsidies, grants, subsidised loans	Awareness raising, education, information campaigns
				Detailed billing and disclosure programmes

Source: UNEP Central European University 2007

We have adopted this classification and advised internet conference organisers and speakers to use it.

It has the merit of being virtually exhaustive. Some conference speakers have endeavoured to use the major part of it. However, those with such a global vision of the energy efficient buildings policy in their country are rare.

The vast majority of speakers have focused on only one part of the policy instrument classification, and even in some cases on one instrument.

One of the interesting points of the study is that it proposes, on the basis of existing studies in the different countries, the classification of policy instruments according to their cost-effectiveness and their effectiveness in terms of greenhouse gas reductions, taking into account a number of success factors.

One of the limitations of the approach is an appreciation of cost-effectiveness and of effectiveness in general, since the situation can vary considerably from one country to another depending upon the context. However, in the framework of an international benchmark, the trends indicated are useful and the qualitative assessment set out in the UNEP study (factors for success, strengths and weaknesses, possible collateral benefits) often more relevant than the ranking *stricto sensu*.

CIB – CSTB Carnot Institute. *The implementation of energy efficient buildings policies: an international comparison. CIB Task Group 66 « Energy and the Built Environment » - Review of activities 2009-2012. Final report. English version. Jean Carassus. August 2013.*

The following three tables present policy instruments which, according to the authors of the study, are of high, medium and low cost-effectiveness.

Table 2. *Policy instruments - high cost-effectiveness*

<i>Policy instruments</i>	<i>Cost-effectiveness</i>	<i>Effectiveness on greenhouse gas emissions</i>	<i>Factors for success, strengths and limitations, possible co-benefits</i>
Tax exemptions / reductions	High	High	If properly structured, stimulate introduction of highly energy-efficient equipment and new buildings
Energy efficiency obligations and quotas	High	High	Continuous improvements necessary: new energy efficiency measures, short term incentives to transform markets
Appliance standards	High	High	Periodic update of standards, independent control, information, communication and education
Utility demand-side management programmes	High	High	Seem more cost-effective in the commercial sector than in housing
Labelling and certification programmes	High	Medium / high	Mandatory certification more effective than voluntary. Effectiveness can be boosted by combination with other instrument, and regular updates
Building codes	High	Medium	Effective if enforced and controlled. No incentive to improve beyond target
Public benefit charges	High	Medium	Success factors : independent administration of funds, regular monitoring, evaluation and feedback, simple and clear programme design

Source: UNEP Central European University 2007

Tax reductions, energy efficiency obligations, appliance standards and utility demand-side management programmes tend to be more cost-effective and have a high impact, but conditions apply, such as appropriate structuring of tax incentives.

Labelling and certification programmes, thermal regulations and public benefit charges can have a high impact and tend to be very cost-effective, on condition, for example, that thermal regulations are actually enforced.

Table 3. *Policy instruments - medium cost-effectiveness*

<i>Policy instruments</i>	<i>Cost-effectiveness</i>	<i>Effectiveness on greenhouse gas emissions</i>	<i>Factors for success, strengths and limitations, possible co-benefits</i>
Public leadership programmes including new procurement rules	High / medium	Medium / High	Mandatory programmes have higher potential than voluntary ones. Need for labels and monitoring of ambitious energy efficiency. Can be used to demonstrate new technologies and practices
Energy efficiency / white certificate schemes	High / medium	Medium	No long-term experience yet. Institutional structures needed. Positive impact on employment. Interactions with other instruments. Transaction costs can be high
Cooperative procurement	Medium / High	High	To be combined with standards and labelling. Choose products with technical and market potential
Awareness raising, education, information campaigns	Medium / High	Low / medium	To be applied with other instruments. More effective in residential sector than in commercial sector
Energy performance contracting / ESCO support	Medium	High	Advantage: no need for public spending or market intervention, improved competitiveness
Mandatory Audit Programmes	Medium	High, but variable	Most effective if combined with other measures, such as financial incentives
Voluntary and negotiated agreements	Medium	Medium / high	Can be effective when regulations are difficult to enforce. To be combined with fiscal incentives and threat of regulation
Detailed billing and disclosure programmes	Medium	Medium	To be combined with other measures and periodic evaluation

Source: UNEP Central European University 2007

Public leadership including new procurement rules, energy efficiency certificates, cooperative procurement and education and information campaigns tend to be reasonably cost-effective. However, in most cases, they have to be combined with other measures.

Energy performance contracting, mandatory audit, voluntary and negotiated agreements and detailed billing tend to be less cost-effective but, there again, they can be very useful when combined with other instruments.

Table 4. *Policy instruments - low cost-effectiveness*

<i>Policy instruments</i>	<i>Cost-effectiveness</i>	<i>Effectiveness on greenhouse gas emissions</i>	<i>Factors for success, strengths and limitations, possible co-benefits</i>
Capital subsidies, grants, subsidised loans	Low	High	Positive for low-income households, risk of free-riders, may induce pioneering investments
Taxation on CO2 and fuel	Low	Low	Effect depends on price elasticity; revenues can be earmarked for further energy efficiency improvements. More effective when combined with other tools
Kyoto Protocol Clean Development Mechanism (CDM) and Joint Implementation (JI)	Low	Low	So far, a limited number of CDM and JI projects in buildings

Source: UNEP Central European University 2007

Capital subsidies, grants and subsidised loans can be very cost-effective, but can also be relatively costly.

It can seem surprising that taxation on CO2 and energy is in the category of low impact and low cost-effectiveness, even if the authors of the study do point out the fact that economists are very much in favour of this policy instrument.

In this respect, the Stern Review on the Economics of Climate Change suggests the creation of a global carbon price through the establishment of a global market for greenhouse gas emission quotas or the taxation of emissions¹².

The authors' assessment is based on measures related most often to the short-term effect of these taxes. The introduction of a carbon tax could be expected to contribute, in the medium to long term, to a modification in the behaviour of real estate investors.

As for the Kyoto Protocol mechanisms mentioned, they are indeed seldom applied in the building sector.

This analysis highlights above all that it is not a question of finding the most cost-effective policy instrument(s) but of choosing the best policy instrument combinations for an overall high cost-effectiveness, depending on a country's context and specific situation.

¹² Stern Review on the Economics on Climate Change. 2006. Access to the report : http://webarchive.nationalarchives.gov.uk/+http://www.hm-treasury.gov.uk/sternreview_index.htm

The authors of the study give four examples of combinations which generally prove effective:

- appliance standards, product certification and financial incentives,
- voluntary or mandatory building certification and thermal regulations,
- thermal regulations and information campaigns to ensure more effective application of the regulations,
- public leadership programmes and energy performance contracts.

Finally, the authors point out the specificities of developing countries and the importance for the latter of technical assistance, training, demonstration projects, financing mechanisms, regulatory measures, institutionalisation of actions, monitoring and evaluation instruments, and adaptation to local conditions.

The Green Economy 2011 UNEP Report used the same policy instruments typology¹³.

A 2011 Discussion Paper of International Energy Agency (Energy Conservation in Buildings and Community Systems Programme, Annex 51), edited by Andreas Koch and Jenny-Claire Kersting, EIFER, compared this typology with three other ones and suggested a more simplified classification: "sticks, carrots and tambourine"¹⁴.

¹³ Access to the report (see pages 362-366):

http://www.unep.org/greeneconomy/Portals/88/documents/ger/9.0_Buildings.pdf

¹⁴ Access to the discussion paper (see page 86): <http://www.annex51.org/home/subtask-a.html> . Andreas Koch and Lioba Markl-Hummel used this typology in their presentation in the European Webinar (see link to their presentation in Appendix 2).

3. INTERNATIONAL NETWORK OF EXPERTS: A TWO-LEVEL DEVICE

3.1 Project team

The Task Group's strategy and action plan were defined by the initial core group formed, as already mentioned, by the coordinator and three members of the CIB Board:

- Peter Wouters, Director Development and Valorisation with the Belgian Building Research Institute (BBRI)¹⁵,
- Dick Schmidt, Director of TNO (Built environment)¹⁶, the Netherlands,
- Rodney Milford, programme manager with the South African Construction Industry Development Board (CIDB)¹⁷.

A project team has gradually been built up by co-opting members to cover all continents.

At mid-2010, the project team included the four initial members and the following six members:

- Keith Hampson (Sustainable Built Environment National Research Center, Australia)¹⁸,
- Hiroshi Ito (Building Research Institute, Japan)¹⁹, CIB board member,
- Roberto Lamberts (Federal University of Santa Catarina, Brazil)²⁰,
- Barbara Lippiatt (National Institute of Standards and Technology, USA)²¹,
- Mahua Mukherjee (Indian Institute of Technology Roorkee, India)²²,
- Yingxiu Zhu (Tsinghua University, Beijing, China)²³.

So the team includes three representatives from general research institutes, five from research institutes specialised in building and two University representatives.

¹⁵ <http://www.cstc.be/homepage/index.cfm?cat=bbri&sub=presentation>

¹⁶ http://www.tno.nl/content.cfm?context=thema&content=thema_hoofd&laag1=896&item_id=896&Taal=2

¹⁷ <http://www.cidb.org.za/default.aspx>

¹⁸ Keith has taken over from Peter Scuderi, <http://www.sbenrc.com.au/>

¹⁹ <http://www.kenken.go.jp/english/introduction.html>

²⁰ <http://en.ufsc.br/>

²¹ <http://www.nist.gov/index.html>

²² <http://www.iitr.ac.in/>

²³ <http://www.tsinghua.edu.cn/publish/then/5768/index.html>

The method adopted for organising the kick-off seminar and the internet seminars involves one or two members of the project team taking responsibility for the organisation of each seminar, including the formation of, and responsibility for, a group of speakers for each seminar.

Jean Carassus and Peter Wouters were in charge of organising the kick-off seminar held on 14 October 2009 and the first internet seminar, dedicated to Europe, which took place on 24 February 2010.

Barbara Lippiatt, in coordination with Daren B. Meyers (International Code Council), was in charge of the internet seminar dedicated to North America held on 12 October 2010.

Roberto Lamberts was in charge of the internet seminar dedicated to South America held on 4 November 2010.

Mahua Mukherjee, in coordination with Priyanka Kochar (Energy and Resources Institute New Delhi), was in charge of the internet seminar dedicated to India held on 28 June 2012.

Jean Carassus and Peter Wouters were also responsible for the organisation of the Task Group research seminar held on 11 May 2010 during the CIB World Building Congress.

3.2 International network of experts

The international kick-off seminar held in October 2009 in Brussels brought together three types of experts:

- four European experts who presented different aspects of the European energy efficient buildings policy,
- three experts representing three public and private international organisations active in this area,
- four national experts who presented the policies implemented in their respective countries, one developed country and three emerging countries.

The four European experts were:

- Michaela Holl from Unit D4 – Energy Efficiency, Directorate-General for Energy and Transport (DGTREN), European Commission,
- Peter Wouters, as coordinator of the European internet portal BUILD UP,
- Eduardo Maldonado, coordinator of the European Concerted Action Energy Performance of Buildings Directive (EPBD),

- Luc Bourdeau, Secretary General of the European Construction Technology Platform (ECTP), which brings together the European building and real estate private sector.

The three experts representing the three international organisations were:

- Jens Laustsen, Energy Policy Analyst for buildings with the International Energy Agency (IEA),
- Rodney Milford, representing the UN Environment Programme Sustainable Buildings and Climate Initiative (UNEP-SBCI),
- Dorien van der Weele, Director of Energy Efficient Solutions, Philips, and representative of the World Business Council for Sustainable Development (WBCSD) Energy Efficiency in Buildings project.

The national experts were:

- Shyam Sunder, Director of the Building and Fire Research Laboratory, National Institute of Standards and Technology, US Department of Commerce,
- Wang We, Shanghai Research Institute of Building Sciences (SRIBS) and Fang Dong Ping, Tsinghua University, Beijing,
- Vahan Agopyan, Polytechnic School of the University of Sao Paulo and Roberto Lamberts, Laboratory for Energy Efficiency in Buildings, Federal University of Santa Catarina,
- Rodney Milford, Programme Manager with the South African Construction Industry Development Board (CIDB).

The internet seminar dedicated to Europe brought together:

- Marleen Spiekman, TNO, the Netherlands,
- Frédéric Bougrain, CSTB and Jean Carassus, Ecole des Ponts ParisTech, Task Group coordinator, France,
- Peter Wouters, BBRI, Belgium,
- Andreas Koch and Lioba Markl-Hummel, European Institute for Energy Research (EIFER), Germany,
- Krzysztof Kasperkiewicz, Building Research Institute, Poland.

The internet seminar dedicated to North America brought together:

- Jonathan Westeinde, Chair, Green Building Advisory Group, North American Commission for Environmental Cooperation,

- Darren B Meyers, Technical Director, Energy Programs, International Code Council, USA
- James Clark, Buildings Division, Office of Energy Efficiency, Natural Resources Canada,
- Evangelina Hirata, Consultant on Energy Efficiency in Housing, Mexico,
- Joshua Kneifel, economist, National Institute of Standards and Technology, USA.

The internet seminar devoted to South America brought together:

- Nastia Almao A., Professor, University of Zulia, Venezuela,
- Gautam Dutt, MGM Innova, Argentina,
- Alfonso Blanco, Director, Energy Efficiency Project, Uruguay,
- Waldo Bustamante G., Professor, School of Architecture, Catholic University of Chile,
- Roberto Lamberts, Professor, Federal University of Santa Catarina, Brazil.

Le seminar dedicated to India brought together two experts:

- Priyanka Kochar, Programme Manager, Sustainable Habitats Division, The Energy and Resources Institute, New Delhi,
- Mahua Mukherjee, Assistant Professor, Department of Architecture & Planning, Indian Institute of Technology, Roorkee.

30 experts took part in the five seminars.

The experts are from a variety of backgrounds: 11 from research centres, 6 from universities, 6 from national public institutions, 4 from international organisations and 3 from the private sector.

They hail from 18 countries (13 from Europe, 6 from North America, 6 from South America, 4 from Asia and 1 from Africa).

The experts who took part in the kick-off seminar in Brussels are from a variety of backgrounds, those in the European internet seminar primarily from research centres, those in the North America internet seminar mainly from national or international public institutions, those in the South America internet

seminar predominantly from a university background, whereas those in the Indian seminar are members of a research centre and a public institution.

4. METHODS OF INTERNATIONAL EXCHANGE: THE TWO MODELS USED

4.1 The usual bottom-up method: a broad theme and seminars

The Task Group used this method, largely dominant in the CIB, for its research seminar on 11 May 2010 at the CIB World Congress in Salford.

For the preparation phase of the Congress, which brought together numerous CIB Commissions and Task Groups, the organisers had defined a general calendar to be respected by the authors for the submission of their abstracts and communications.

In the absence of a call for specific abstracts by the Task Group, 19 abstracts followed by contributions were submitted.

This is a bottom-up approach on a broad theme: the researchers and doctoral students choose the subject of their communication, with only one constraint; it must be related to the field of « Energy and the Built Environment ».

Indeed, the communications were particularly diverse. Two directions were defined for the meeting:

- Technically-oriented communications were presented in the first part of the meeting run by Peter Wouters,
- Communications with a socioeconomic and internet bias were presented in the second part of the meeting run by the Task Group coordinator.

From the 8 technically-oriented communications²⁴ :

- One was on the subject of building envelope and the relationship between tall office building envelope technologies and comfort and energy consumption in hot, arid climates. It was presented by two doctoral students from the Polytechnic of Milan University.
- Two dealt with Phase Change Material-treated natural stone, one by a research team from the Alicante Technological Institute of Construction (Spain) and the other by the same team in partnership with three researchers from the National Technical University of Athens.

²⁴ The list and internet links for the 19 communications are to be found in Appendix 6.

- Three communications dealt with solar energy: one concerned building-integrated photovoltaic for roofs and a case study in Turkey, by two researchers from the Technical University of Istanbul; one the effectiveness of several models of photovoltaic/thermal air collectors by a doctoral student from the University of Nottingham; and one the performance of solar hot water systems in retrofitted social housing, by a group of doctoral students from Northumbria University.
- Two communications dealt with embodied energy and life cycle assessment: one compared, from a maintenance point of view, the use of passive or mechanical solutions in zero carbon commercial buildings, by two doctoral students from Manchester University; the other dealt with the embodied energy measurement of building materials, by two doctoral students from Texas A&M University.

From the 11 socioeconomic and internet-biased communications:

- Two concerned the use of internet: one the use of a web platform for energy performance diagnosis, by three researchers from the Italian National Research Council, and one the automated generation of display energy certificates, by doctoral students from the Universities of Manchester and Hertfordshire.
- Three dealt with rehabilitation: one on the rehabilitation of the Coimbra Baixinha historical centre, Portugal, by researchers from Coimbra University; one on the low energy retrofit of houses by a doctoral student from Delft University of Technology; and one on the rehabilitation of public buildings in Hungary, by a doctoral student from Széchenyi István University.
- Two dealt with commercial buildings: one the cost-effectiveness of energy efficiency measures in new commercial buildings, by an economist from the National Institute of Standards and Technology (USA)²⁵ and one a survey of energy consumption in commercial buildings in New Zealand, by two researchers from Branz Ltd.
- Three dealt with energy efficiency and user behaviour: two dealt with the influence of occupant behaviour in houses in New Zealand, by researchers from Branz Ltd, and one with pupil behaviour in schools in Scotland, by two researchers from Heriot Watt University.

²⁵ Joshua Kneifel, who participated in the webinar dedicated to North America.

- One communication dealt with the up scaling of innovations for energy efficient buildings, by two researchers from TNO.

The communications provided the opportunity for rapid discussion at the seminar and were then posted on the Task Group coordinator's blog²⁶, before being put on the CIB website along with the overall CIB Salford Congress proceedings²⁷.

This type of research seminar clearly addresses the needs of researchers and future researchers to communicate work to their peers.

The work is more attractive when available on line: details of the seminar, along with the communications, were consulted by over 1 800 people on the coordinator's blog in the first 30 months, not to mention the researchers who consulted the proceedings on the CIB website.

However, this device is adapted primarily to researchers and future researchers and not to other groups interested in energy efficient buildings, such as the private sector, public institutions and international organisations etc.

4.2 The new top-down method: a specific topic and webinars

Following the kick-off seminar in Brussels, which set the scene by presenting the European framework, the position of three international organisations and the policy pursued by four important countries, four internet seminars or webinars were organised.

The first three centred on the implementation of energy efficiency policies in several countries on the same continent: Europe, North America and South America.

The method of organisation is the same in all three cases. One person or a team of two is in charge of organising the conference.

The organiser(s) coopt 5 or 6 speakers who prepare a presentation and back-up materials.

A Webinar on Asia was projected for 2011 with the participation of China, India and Japan. While Europe and America are used to cooperation and exchange on a continental scale, this is not the case for Asia which is made up of very large, or important and independent, countries.

It was therefore decided to limit ambitions for Asia. A Webinar was organised in June 2012 focusing on India with the participation of two experts.

²⁶ http://jeancarassus.zumablog.com/index.php?sujet_id=14240

²⁷ <http://www.irbnet.de/daten/iconda/CIB19150.pdf>

For the seminar on Europe, the idea was not to commission a presentation of the policy for each country. One of the specificities of Europe is the continental nature of its policy, which is set out in the form of directives.

Each participant was requested to handle a « horizontal » theme related to policy implementation:

- The Netherlands : a comparison of the requirements defined by national regulations,
- France : the relationship between innovation and regulations,
- Belgium : the compliance and control of policies,
- Germany : the renovation of existing building stock,
- Poland: the specificity of policy implementation in Eastern Europe.

For the North America seminar, a North American vision was presented followed by different policy elements for the United States, Canada and Mexico.

For the South America seminar, different policy aspects were presented for five countries: Argentina, Brazil, Chile, Uruguay and Venezuela.

For the India seminar, one presentation focused on energy efficient policies in buildings and the other expanded the analysis to district and city level.

As already indicated, the overall organisation was the fruit of a close partnership between the Task Group Coordinator and Peter Wouters, Director with BBRI and President of the CIB Marketing and Communications Committee, without whom the undertaking would not have been possible.

A Greek technical team run by Alexander Deliyannis (Sympraxis Team) played an important role in preparing the seminars (prior testing is essential), recording and managing the conference with the inevitable minor technical problems (telephone links, internet), and putting the recordings (sound and pdf) on line on the Task Group's website.

This kind of technical assistance is essential to ensure that the webinars are successful.

The technical system used was Webex, a product developed by CISCO. It enables an internet and telephone connection between speakers and an internet audience of up to 200 participants.

Each speaker needs a computer with an internet connection, with or without a webcam, and a telephone (used for a local call). From their place of work, the speakers control the smooth running of their presentation and comment it orally.

The audience, at their workplace, need a computer with an internet connection. They watch the presentation and listen to the speaker. They do not take part orally but can ask written questions from their keyboard. The speaker answers the question orally.

A satisfaction survey was used for the European seminar to enable analysis of the audience.

34 listeners from a total of 93, i.e. 37%, completed the questionnaire. The results are to be found below:

Question	Very good	Good	Neutral	Poor	Very Poor	Score
What is your opinion of the seminar content?	9	16	8	1	0	4.0
What is your opinion of the quality of the device used (aside from audio quality)?	14	14	3	2	1	4.1
What is your opinion of the audio quality of the device used?	7	15	4	8	0	3.6

Listeners indicated a good level of satisfaction for the content and quality of the device. Almost a quarter of listeners experienced problems with the audio quality. This is generally due to a problem with their own internet connection.

When asked if they would like to be informed of the next CIB internet events, 33 gave a positive response and one a negative response.

Audience characteristics were quite different compared to the bottom-up meeting in Salford, which was attended primarily by researchers from Universities and research centres.

Out of the 93 participants (not including speakers) in the Europe webinar, 41% were from the private sector, 39% from University and research centres, and 20% from public institutions and international organisations.

83% were European (almost half from the two countries, France and Belgium, organising the event and the others from a wide variety of European countries, since 19 were represented); 17% were from other parts of the world (United States, Latin America and Asia).

Among the 89 participants in the North America webinar, proportions were very similar to the Europe seminar in terms of profiles: 39% were from the private sector, 37% from University and research centres and 24% from public institutions and international organisations.

60% were American, 11% Canadian, 15% European, 10% from Asia and 4% from South America.

Among the 71 people who participated in the India webinar, 55% were from India, 31% were Europeans, 7% were from North and South America and 7% from Asia²⁸.

The detailed information available for the Europe and North America webinars highlight the capacity of this method to embrace the private sector and significantly open up to public institutions and international organisations, which contrasts with the usual CIB participation profile.

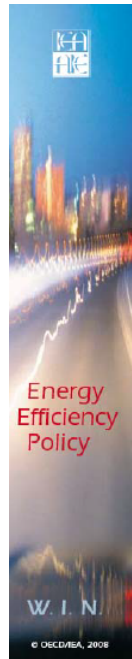
Being able to attend the conference in one's office, for an event lasting two hours at the most, clearly makes CIB conferences accessible to a new public and private audience.

²⁸ We are not in possession of this information for the South America webinar due to a technical problem.

5. THE VISIONS OF THREE INTERNATIONAL ORGANISATIONS

5.1 The International Energy Agency

Buildings are at the heart of IEA concerns²⁹. Jens Laustsen, Energy Policy Analyst for Buildings with the IEA³⁰, went over the key messages:



Key messages

- IEA 25 recommendations provide direction – high emphasis on buildings
- **W.I.N = World-wide Implementation Now**
- Energy efficiency is a critical part of a sustainable energy future
- Buildings energy use can be reduced dramatically alone with existing solutions
- A reduction to ¼ of BAU in 2050 is rational and economic reasonable (Factor 4)
- SBN - Sustainable Buildings Network

© OECD/IEA, 2009

Connected to the OECD and therefore mainly to developed countries, the IEA is developing an ever more global vision.

Five of the 25 IEA energy efficiency recommendations approved by the G8 in June 2007 are related to buildings:



2. Buildings

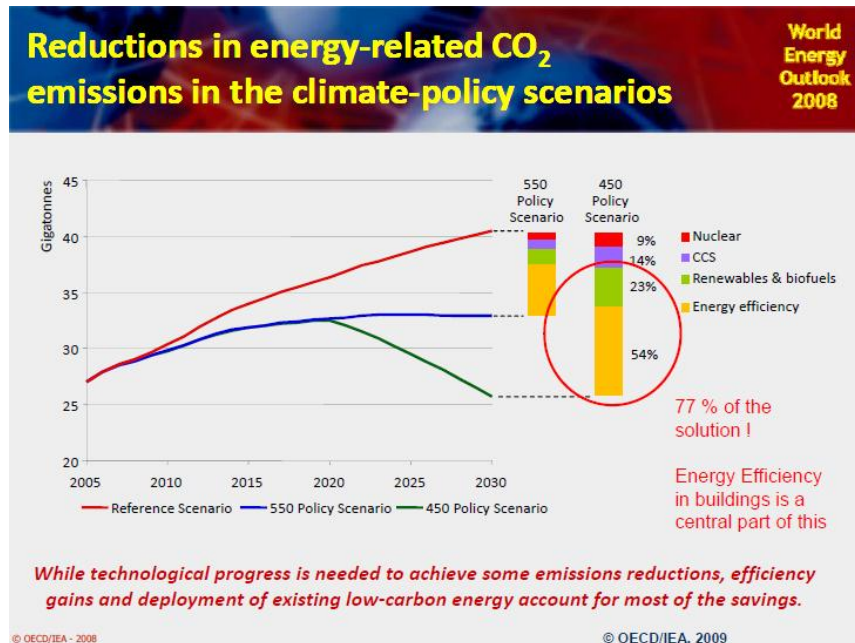
- 2.1 Building codes for new buildings;
- 2.2 Passive Energy Houses and Zero Energy Buildings;
- 2.3 Policy packages to promote energy efficiency in existing buildings;
- 2.4 Building certification schemes;
- 2.5 Energy efficiency improvements in glazed areas.

²⁹ www.iea.org. Jens Laustsen published in 2008 an IEA Information paper dedicated to *Energy efficiency requirements in buildings codes, energy efficiency policies for new buildings*, access to the paper: <http://www.iea.org/publications/freepublications/publication/name.3780.en.html>

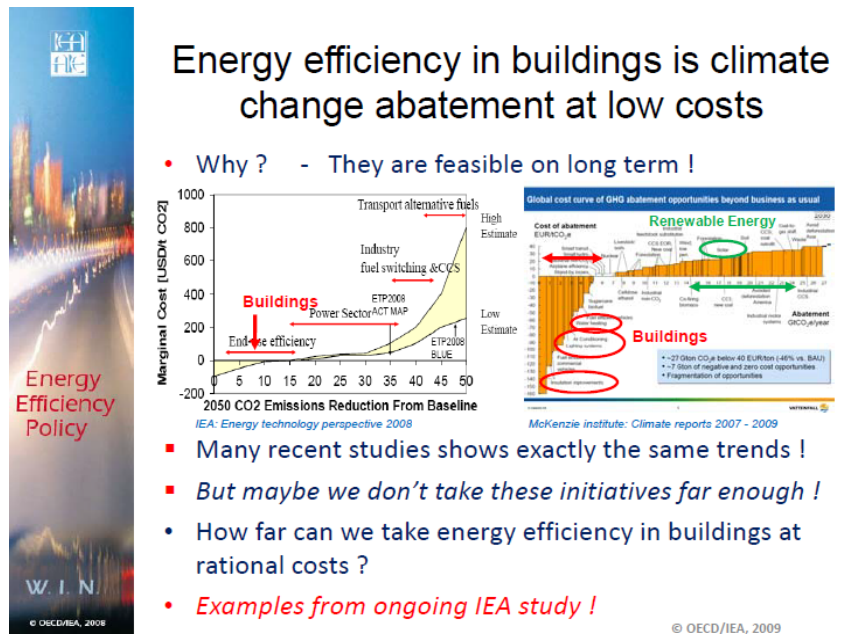
³⁰ Cf Appendix 1, access to the presentation :

http://www.cstc.be/homepage/download.cfm?dtype=services&doc=08_Laustsen_222_Building_research_on_5_continents_IEA.pdf&lang=en

Energy efficiency is the policy cornerstone:



According to the IEA, improving energy efficiency in buildings is one of the most cost-effective solutions:



CIB – CSTB Carnot Institute. *The implementation of energy efficient buildings policies: an international comparison. CIB Task Group 66 « Energy and the Built Environment » - Review of activities 2009-2012. Final report. English version. Jean Carassus. August 2013.*

The IEA presentation highlighted best practices (Germany and Denmark, etc.) and concluded on a proactive note:



Conclusions

- Energy efficiency in buildings is
www:
 - **Consumers win because they get lower fuel cost and lower total costs over time, increased comfort.**
 - **Business win because it creates activity and new jobs locally.**
 - **Governments win because it implements climate policy goals, improves security of supply, improves economy and health.**
- Potential is enormous.
- Can contribute substantial to climate abatement policies.
- A reduction with factor 4 is possible alone with known solutions.
- Policies exist but need larger scope and global implementation.
- Many barriers to overcome.
- EE in buildings is cost efficient and it will save large investments and costs in supply.
- EE in buildings will have many additional benefits: health, security of supply, creation of employment.
- Start with the 25 existing IEA recommendations - already endorsed by the G8 and large developing countries.
- **We need W.I.N and SBN**

Much more can be done – both in new and existing buildings

© OECD/IEA, 2009

Since then, the IEA has created the Sustainable Buildings Centre, « the online voice for low energy buildings »³¹.

This Centre posts publications, events, a glossary, a blog on low energy buildings and above all *an international database on policies related to the energy efficiency of buildings* (Building Energy Efficiency Policies - BEEP Data Base³² -).

Policy content is listed in three areas:

- regulations (Building Codes),
- energy performance and environment labels (Labelling Schemes),
- incentives (Incentive Schemes): loans, grants, taxes, tax reductions and energy economy certificates, etc.

In January 2013, data had been collected for 34 countries including 6 emerging countries: China, India, Turkey, Brazil, South Africa and Tunisia.

³¹ <http://www.sustainablebuildingscentre.org/pages/home>

³² <http://www.sustainablebuildingscentre.org/pages/beep>

The following links provide access to information related to the energy efficient buildings policy adopted by each country:



[Australia](#)



[Hungary](#)



[Russia](#)



[Austria](#)



[India](#)



[Slovak Republic](#)



[Belgium](#)



[Ireland](#)



[South Africa](#)



[Brazil](#)



[Italy](#)



[Spain](#)



[Canada](#)



[Japan](#)



[Sweden](#)



[China](#)



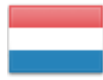
[Korea](#)



[Switzerland](#)



[Czech Republic](#)



[Luxembourg](#)



[Tunisia](#)



[Denmark](#)



[Netherlands](#)



[Turkey](#)



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[United Kingdom](#)



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[Norway](#)



[United States](#)



[Germany](#)



[Poland](#)



[Greece](#)



[Portugal](#)

In 2013, IEA published, with UNDP, an interesting report dedicated to the modernisation of the building energy codes³³.

³³ IAE-UNDP « Modernising Building Energy Codes », 2013, access to the report : http://www.iea.org/publications/freepublications/publication/PP7_Building_Codes_2013_WEB.pdf

5.2 The United Nations Environment Program – Sustainable Buildings and Climate Initiative (UNEP-SBCI)

The United Nations Environment Program (UNEP) Sustainable Buildings and Climate Initiative (SBCI)³⁴, presented by Rodney Milford (South Africa)³⁵, has the following mandate³⁶ :

Mandate

- To **encourage decision makers** in industry and government to develop and implement policies, strategies and practices that are cleaner, safer and make efficient use of natural resources



The initiative focuses on four main areas:

Focus Areas

- **Buildings & Climate Change;** Providing input to the Kyoto Protocol on better supporting energy efficiency projects in the building sector
- **Benchmarking Performance;** Establishing a global benchmarking system for sustainable buildings
- **Policy;** Assisting governments to develop policy tools and packages supporting sustainable building & construction
- **Developing Countries;** Develop and promote the benefits of Sustainable Building Approaches in Developing Countries



³⁴ <http://www.unep.org/sbci/>

³⁵ Cf Appendix 1, access to the presentation :

http://www.cstc.be/homepage/download.cfm?dtype=services&doc=09_Milford_SB_SBCI_UNEP_2009_10_16.pdf&lang=en

³⁶ Summary of UNEP-SBCI missions : http://www.unep.org/SBCI/pdfs/SBCI_2pager_280112_english_web.pdf

In the first focus area, it plays an influential role in international negotiations on climate change:

1. Buildings & Climate Change (i)

- **Aim:** Convincing country delegations to the UNFCCC Conferences of the Parties (COPs) that the building sector needs to be prioritized in the next global climate change treaty
- **The fundamental messages are:**
 - that **developed countries** will not be able to meet their existing Kyoto Protocol commitments without supporting the building sector to reduce emissions
 - for **developing countries**; encouraging zero-emissions/positive energy and energy efficiency buildings is fundamental to achieving sustainable development goals
 - measures for investing in building projects (both new and renovation) that reduce or eliminate emissions must be included in the **new global treaty**
 - reform of the CDM is also essential

In the second area, it aims at fostering a global consensus on the indicators used for building environmental certification:

2. Benchmarking (i)

- **Aim:** Develop global consensus on core goals, issues, principles, criteria, indicators and performance requirements for sustainable buildings
 - Think Tank composed of over 30 international experts, including leading national rating schemes, the International Standards Organization and others
- **Sustainable Buildings & Construction Index – SBC Index:** Framework for national and sectoral reporting on the state of sustainable buildings and construction
- The SBC Index will be employed to establish **baseline descriptions** of the performance of building sectors and provide a basis for:
 - Defining Sustainable Buildings & Construction
 - Enabling country-country comparisons and provide an advocacy tool
 - Generating a state-of-play report periodically that would communicate the contribution of the building sector to greenhouse gas emission reductions and sustainable development goals
 - Providing a capacity building reporting platform for building sector stakeholders

The UNEP-SBCI published the « Common Carbon Metric »³⁷ report on this subject in 2010.

³⁷ Available on http://www.unep.org/sbci/pdfs/Common-Carbon-Metric-for_Pilot_Testing_220410.pdf

In the third and fourth areas, it organises Think Tanks which publish reports on energy efficiency policies³⁸ and supports initiatives in developing countries which, as we shall see later, are much less well equipped than developed countries in the field of energy efficiency in buildings.

In this respect, the UNEP-SBCI has launched the interesting SPoD project (Sustainable Building Policies in Developing Countries)³⁹. It intends to provide a methodological framework to countries and local authorities in developing countries who wish to define and set up an energy efficient buildings policy.

It has elaborated a 4-step Quick Scan tool for such a policy: goals, barriers, content and system of authorities⁴⁰.

It should be noted that the UNEP has also set up an initiative in the field of sustainable finance (UNEP Finance Initiative). Within the framework of this initiative, the Property Working Group has published several reports on responsible property investment⁴¹. The French entities playing an active role in this group are Caisse des Dépôts and AXA.

5.3 The World Business Council for Sustainable Development

The World Business Council for Sustainable Development Energy Efficiency in Buildings project⁴² was initiated by a group of large multinational corporations led by Lafarge and United Technologies.

³⁸ Such as the one presented in Chapter 2 on the assessment of policy instruments for reducing greenhouse gas emissions from buildings

³⁹ Project summary : http://www.unep.org/sbc/pdf/SPoD_2pager_english_220812.pdf

⁴⁰ « Policy Quick Scan Tool » : <http://www.unep.org/SBCI/QuickScanTool/index.html>

⁴¹ http://www.unepfi.org/work_streams/property/index.html

⁴² <http://www.wbcsd.org/buildings.aspx>

The project was presented by Dorien Van der Weele (Philips)⁴³ :



Energy Efficiency in Buildings Project

A world where buildings consume zero net energy

Transforming the way buildings are designed, built and used

Focus on energy

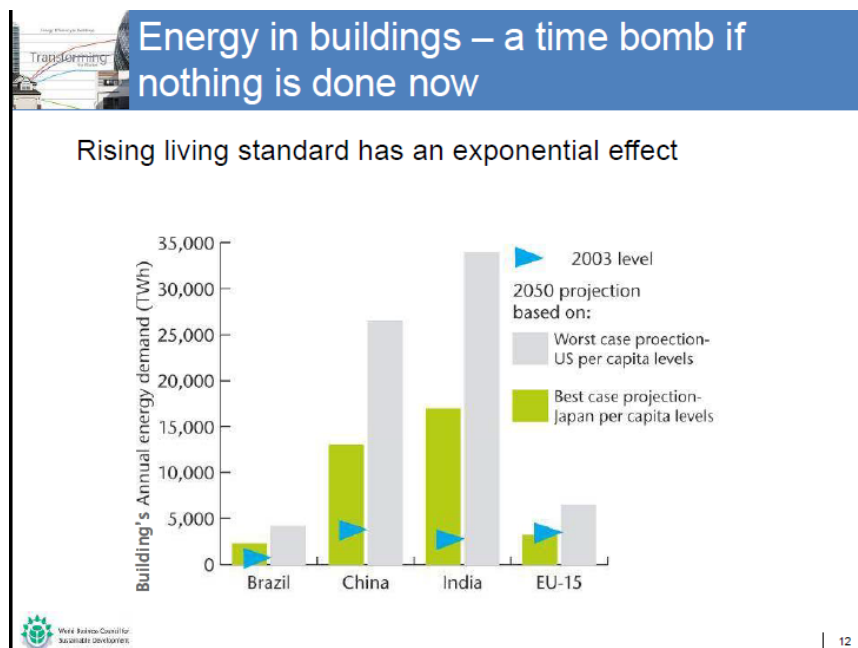
Business perspective

Communicate research findings openly with markets and regulators

Logos of partner organizations: LAFARGE, World Business Council for Sustainable Development, United Technologies, PHILIPS, ACTELIOS, BOSCH, SKANSKA, CEMEX, KANSAI, GDF SUEZ, EDF, SOMAE SERRA.

4

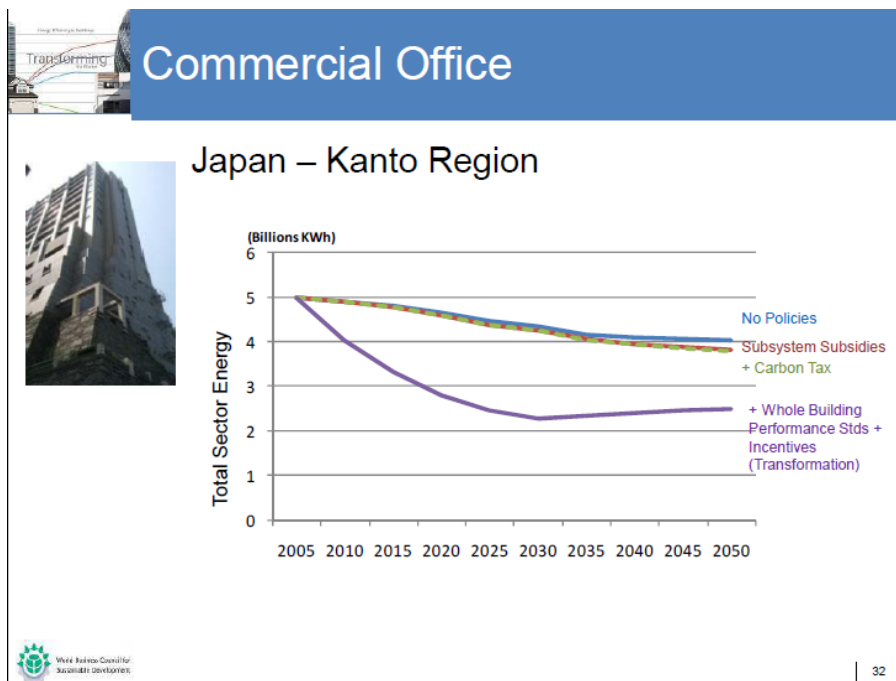
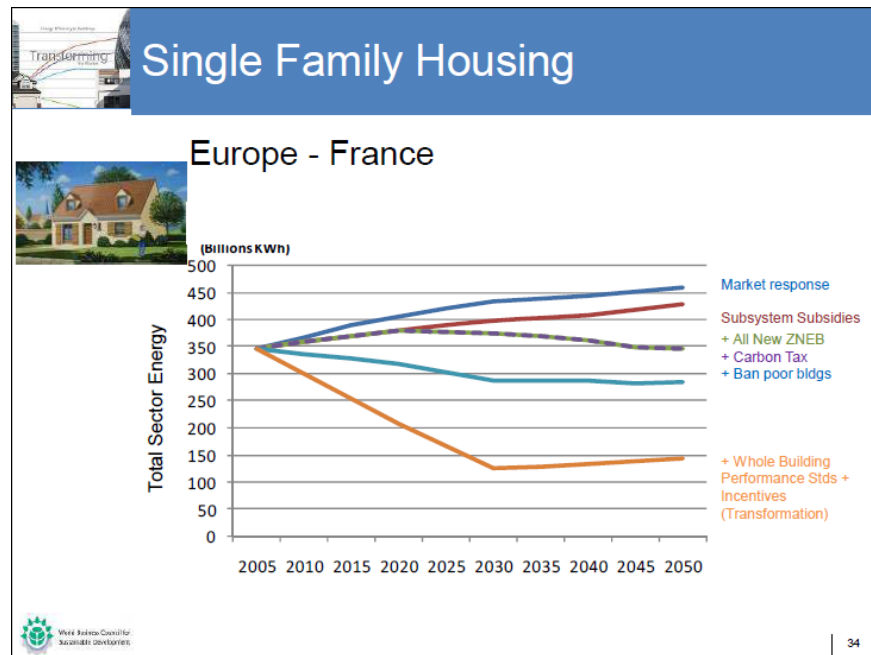
It was recalled that if emerging countries adopt the American building model, the planet is heading for disaster:



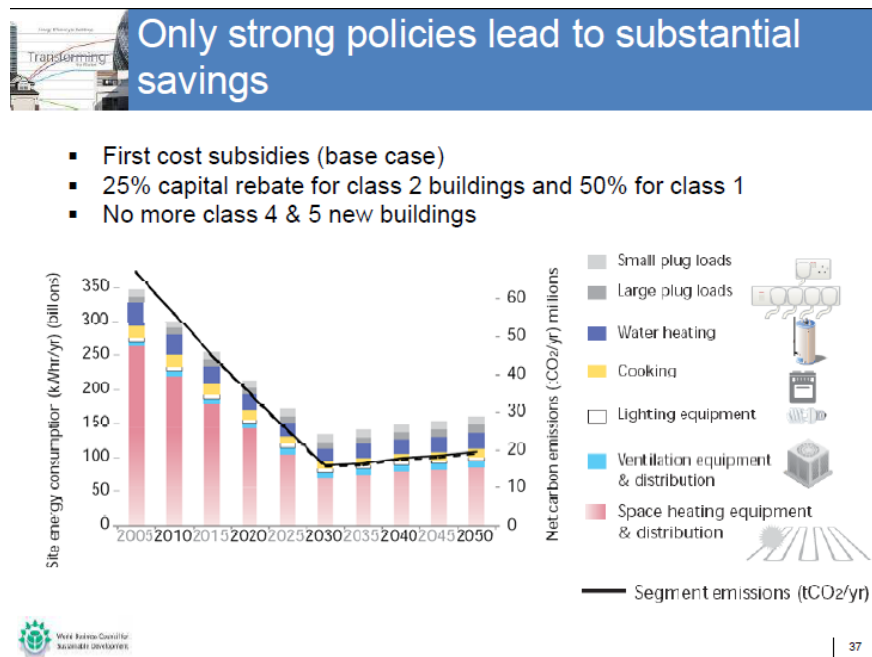
⁴³ Cf Appendix 1, access to the presentation :

http://www.cstc.be/homepage/download.cfm?dtype=services&doc=10_van_der_Weele_091014_EE_Buildings_CIB_Brussels_Oct_14_2009_FINAL.pdf&lang=en

In order to take the logic of regional actor systems into account, the project has developed energy consumption models by sub-sector and region, to the 2050 horizon, with different policy scenarios:



The conclusion is that a simple change of market orientation would be ineffective and that there is a need for transformative change through a proactive policy:



37

For the housing sector, this translates into 1000 renovations of existing stock per day over a period of 40 years! This analysis is in line with the French Grenelle Environnement which has defined a goal of 400 000 housing renovations per year in France. The present government hopes to raise this figure to 500 000 renovations per year by 2017.

In conclusion, the project defined a six-fold action plan:



42

Since then, the project has come up with a manifesto for energy efficiency in buildings signed by 118 companies in October 2012. These companies undertake to:

1. Create a baseline for company's commercial buildings and set time-based energy and/or CO2 reduction targets in line with transformative change.
2. Publish a company policy for minimum energy performance levels in the company's commercial buildings.
3. Define and carry out the company's audit program and implementation strategy to meet energy targets for its commercial buildings.
4. Publish buildings' energy use, CO2 emissions and progress against reduction targets annually in the company's corporate social responsibility or other report.
5. To further promote building energy efficiency among suppliers, employees and other stakeholders through advocacy, marketing activity, R&D, education and training.

As of October 2012, 15 French companies had signed the manifesto : Air France, AXA, BeCitizen, BNP Paribas, Caisse des Dépôts, Dassault Systèmes, EDF, Eiffage, GDF Suez, Lafarge, La Poste, RATP, Saint Gobain, Schneider Electric and Société Générale.

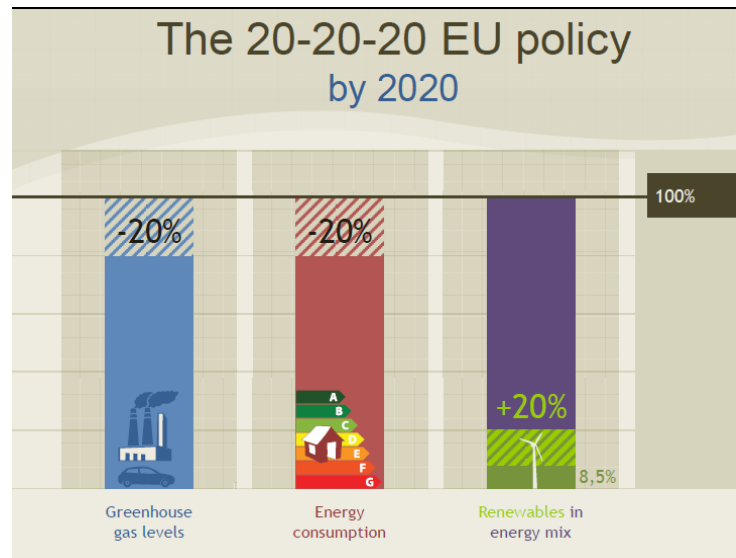
A new project « Energy Efficiency in Buildings 2.0 » steered by 9 multinationals, of which 5 are French (EDF, GDF Suez, Lafarge, Schneider Electric and Saint Gobain), aims to conduct lobbying activities with large public and private building portfolio owners worldwide.

6. THE EUROPEAN APPROACH

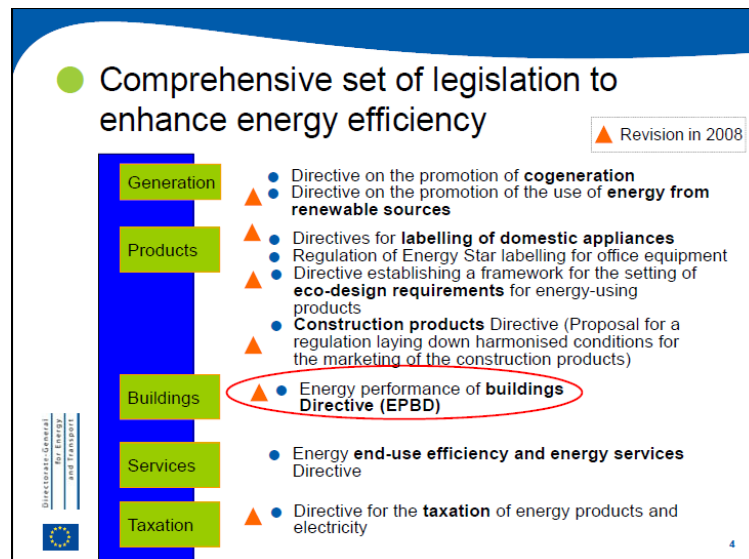
6.1 The community project

Although often the subject of intense internal debate, the European policy is, from a continental stand, the most structured and well organised.

Michaela Holl⁴⁴ went over the 3X20 by 2020 policy, adopted in 2007, with the following averages for all member country activities:



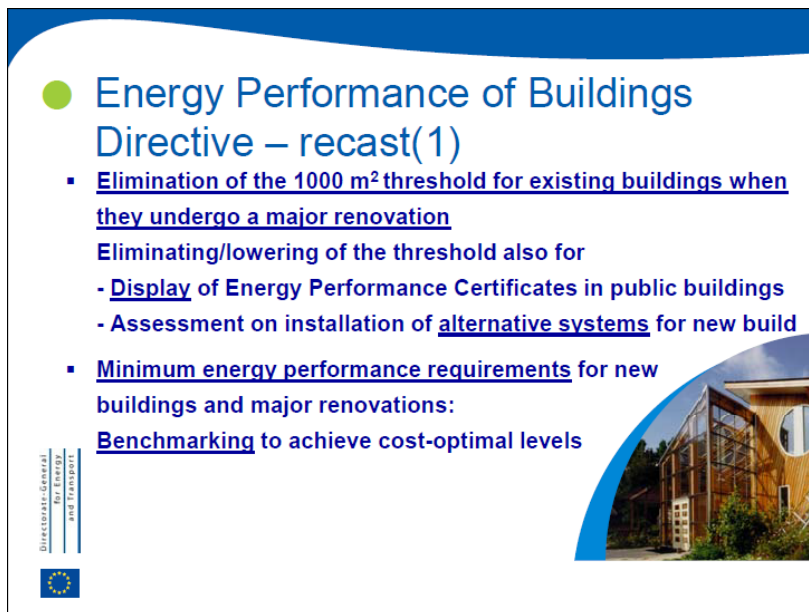
The European Union operates with directives adopted by the Commission, Parliament and the Council of Heads of State and Government:



⁴⁴ Cf Appendix 1, access to the presentation :

http://www.cstc.be/homepage/download.cfm?dtype=services&doc=04_Holl_BBRI_seminar_on_EE_buildings_in_5_continents_pw.pdf&lang=en

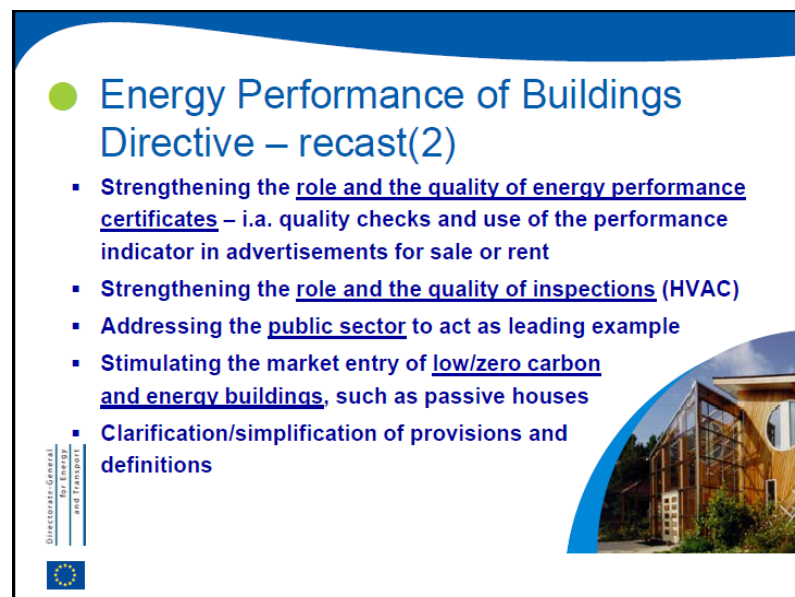
The latest directive on the energy performance of buildings (EPBD) is directive n°2010/31/UE dated 19 May 2010 which replaces the previous 2002 directive:



Energy Performance of Buildings Directive – recast(1)

- Elimination of the 1000 m² threshold for existing buildings when they undergo a major renovation
Eliminating/lowering of the threshold also for
 - Display of Energy Performance Certificates in public buildings
 - Assessment on installation of alternative systems for new build
- Minimum energy performance requirements for new buildings and major renovations:
Benchmarking to achieve cost-optimal levels


Directorate-General for Energy and Transport

Energy Performance of Buildings Directive – recast(2)

- Strengthening the role and the quality of energy performance certificates – i.a. quality checks and use of the performance indicator in advertisements for sale or rent
- Strengthening the role and the quality of inspections (HVAC)
- Addressing the public sector to act as leading example
- Stimulating the market entry of low/zero carbon and energy buildings, such as passive houses
- Clarification/simplification of provisions and definitions

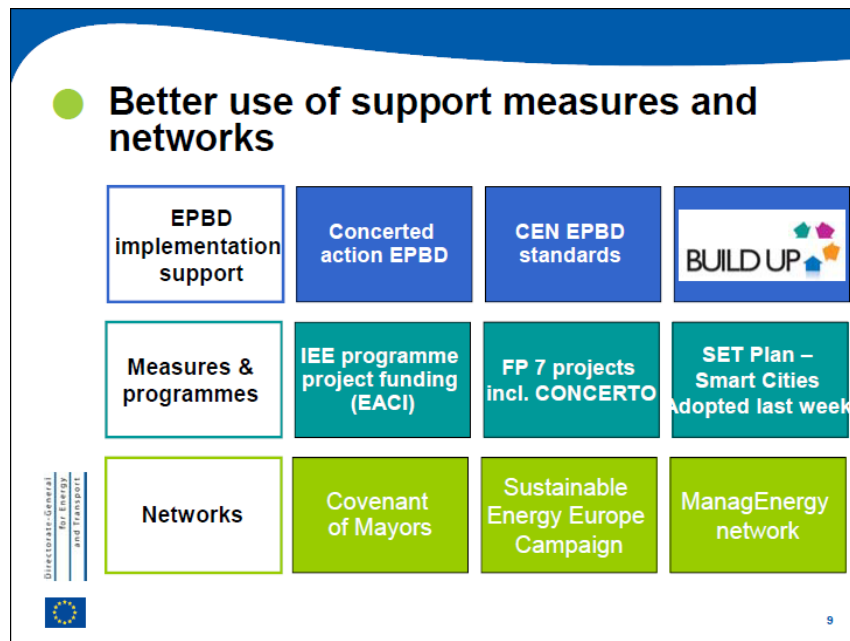
Directorate-General for Energy and Transport



The directive states that in 2020 all new buildings will be nearly zero energy in the European Union member states⁴⁵.

⁴⁵ This objective is being prepared by several European labels, especially the German Passivhaus® one, the Swiss Minergie® one and the French Effinergie® one, see:
http://www.buildup.eu/sites/default/files/content/Overview%20article%20Market%20trends%20towards%20NZEBS%2018012013_0.pdf

The European Union has set up a well-structured action plan taking into account the directive, programmes of action and the activity of several networks:



Eduardo Maldonado⁴⁶ is coordinator of the Concerted Action Energy Performance of Buildings Directive, which has the following goals:

EPBD Concerted Action

BUILDINGS CONCERTED ACTION - OVERALL OBJECTIVES

- To enhance and structure the **sharing of information and experiences from national implementation.**
- To **promote good practice** concepts in activities required of Member States for implementation of the EPB Directive.
- To create **favourable conditions for an accelerated degree of convergence** of National procedures in EPBD related matters.
- To complement the work of the Energy Demand Committee (Article 14 of the EPBD) and its ad-hoc group on **CEN standards and Certification.**

The first ever such collaboration exercise between MS – now already being replicated for other topics.

⁴⁶ Cf Appendix 1, access to the presentation :


http://www.cstc.be/homepage/download.cfm?dtype=services&doc=06_Maldonado_BBRI_Brussels_MALDONADO_CA_14Oct2009.pdf&lang=en

CIB – CSTB Carnot Institute. *The implementation of energy efficient buildings policies: an international comparison. CIB Task Group 66 « Energy and the Built Environment » - Review of activities 2009-2012. Final report. English version. Jean Carassus. August 2013.*

The results are tangible:

EPBD Concerted Action

Conclusions:
Positive aspects from the EPBD



1. **New, more demanding building regulations** are in force throughout the EU, new software tools are available. Plans call for tougher regulations every 5 years.
2. **New summer requirements** have been introduced for the first time in many MS.
3. **Many MS have established a working administrative system for issuing certificates and inspecting boilers and air-conditioners**, as well as train and/or recognize qualified experts, bringing a clear improvement to the level of technical expertise acting in this area throughout the EU.
4. **There are now clear targets for** what can be considered **high-performance buildings** in most MS – the EU is now pushing for required a higher number of low-energy buildings by 2020.
5. **Awareness of the importance of building energy efficiency is now much higher** throughout the EU.

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Further progress still needs to be made:

EPBD Concerted Action

Conclusions:
Main Gaps of the EPBD



1. Promotion of passive solutions is seen as lacking in the EPBD. **Building regulations promoting better summer design and prevention of overheating may have a more important potential for producing energy savings than inspections of small air-conditioners**, sometimes of doubtful cost-effectiveness.
2. New requirements set up by MS, especially for major renovations, often cause significant difficulties to building owners. **Financial support schemes clearly desirable**.
3. Energy rehabilitation of smaller buildings at major renovations is essential to improve existing building stock and achieve the full potential of the EPBD. The 1000 m² limit is clearly excessive.
4. **Monitoring** requirements and reporting contents are clearly needed – the EPBD recast is pushing for stricter reporting and monitoring.




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Concerted Action publishes an updated progress report every two years of the implementation of the directive in each member state. The latest report came out in 2011 with the 2010 update⁴⁷.

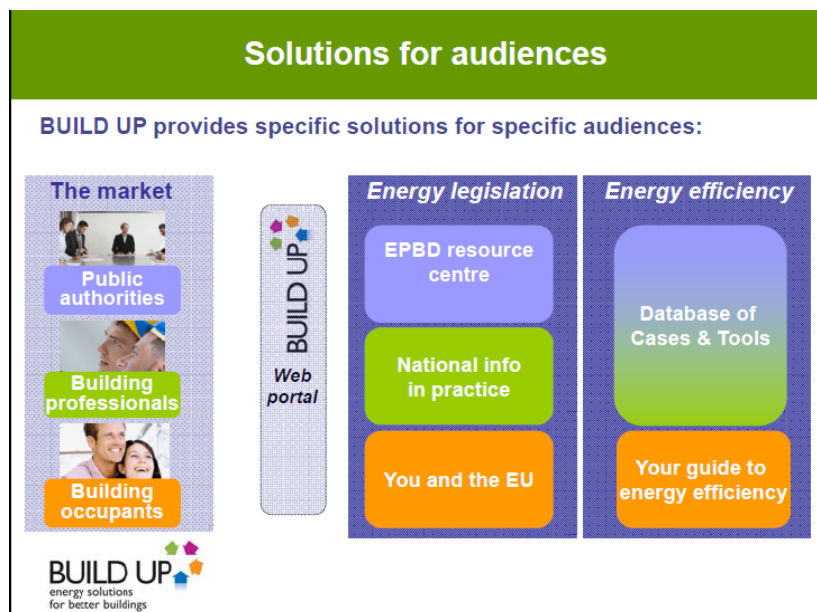
⁴⁷ access to the report :

http://jeancarassus.zumablog.com/images/2128_uploads/CA_Book_Implementing_the_EPBD_Featuring_Country_Reports_.pdf

Peter Wouters⁴⁸ highlighted the goals and target audiences of the European Build Up portal:



Specific information is provided for each target audience:



⁴⁸ cf Appendix 1, access to the presentation :

http://www.cstc.be/homepage/download.cfm?dtype=services&doc=05_BUILDUP_Wouters_v03.pdf&lang=en

A variety of tools are provided:



Three other European data bases are useful for our topic.

The Data hub for the energy performance of buildings was implemented by the Buildings Performance Institute Europe, a member of the Global Buildings Performance Network, funded by a North American foundation. It gathers information about 30 European countries⁴⁹.

The BigEE platform was created by research institutes and public agencies, coordinated by the Wuppertal Institute (Germany). It is dedicated to energy efficiency in buildings⁵⁰.

The MURE II Data is a data base on Energy efficiency policies and measures. It gives data on the impact of policies in the European Union members, Norway and Croatia⁵¹.

⁴⁹ <http://www.buildingsdata.eu/>

⁵⁰ <http://www.bigee.net/en/>

⁵¹ <http://www.muredatabase.org/>

Luc Bourdeau⁵², in partnership with Stefano Carosio, presented the industrial E2B Energy Efficient Buildings Association, founded by 9 large private companies in the framework of the European Construction Technology Platform (ECTP) :

The role of the E2B Association

E2BA is a preferential interlocutor as private part of the PPP

- Seek and demonstrate industry engagement
- Represent and coordinate members' research interests within the PPP
- Keep close links with relevant international initiatives and research programmes
- Collect information on national research priorities and initiatives and integrate them at EU level


















www.e2b-ei.eu

The association, which comprised 160 members in March 2012, has a public private partnership with the European Commission to conduct an R&D programme in a promising but complex sector:

Where is the built environment sector?

- Buildings use 40 % of total EU energy consumption
- The built environment generates 1/3 of GHG in Europe
- Even new buildings are far from being all energy efficient
- Replacement rate is very small (1 to 2 % per year)
- The renovation of the existing stock is a real challenge
- Many experiments are made but actual impacts are limited

Business as usual is not an option!

EeB PPP as first step of a longer term strategy

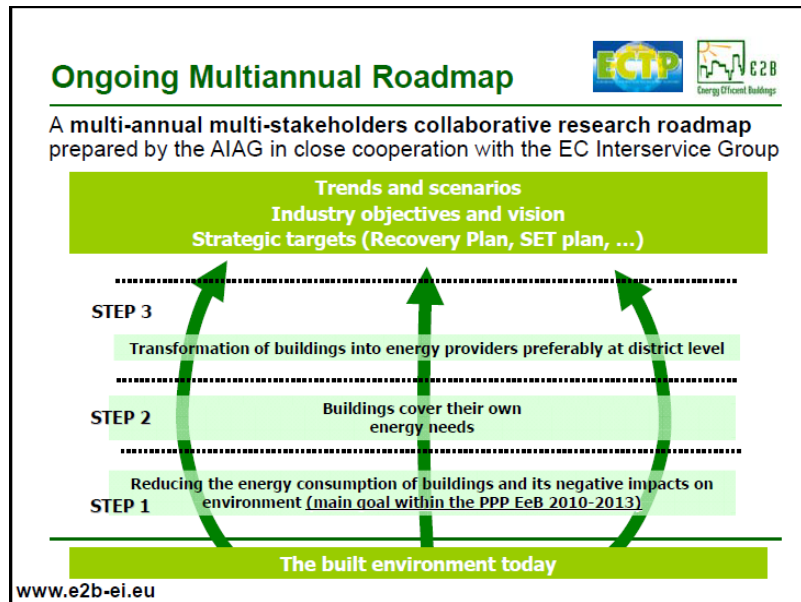
www.e2b-ei.eu

⁵² cf Appendix 1, access to the presentation :

http://www.cstc.be/homepage/download.cfm?dtype=services&doc=07_Bourdeau_E2BA_at_CIB_TG66.pdf&lang=en

CIB – CSTB Carnot Institute. *The implementation of energy efficient buildings policies: an international comparison. CIB Task Group 66 « Energy and the Built Environment » - Review of activities 2009-2012. Final report. English version. Jean Carassus. August 2013.*

which translates into a collective research roadmap:



The « Energy Efficient Buildings Public-Private Partnership » R&D roadmap was published in 2010⁵³.

The 2012 Project Review described the 43 R&D projects financed in 2010 and 2011⁵⁴.

6.2 Five themes – five country approaches

As already indicated, the webinar on Europe did not report on progress country by country but six experts were requested to handle five horizontal themes.

Marleen Spielman (TNO, the Netherlands) dealt with the difficulty of comparing energy performance requirements across Europe, from the European ASIEPI project standpoint⁵⁵.

⁵³ Access to the roadmap:

http://www.ectp.org/cws/params/ectp/download_files/36D1191v1_EeB_Roadmap.pdf

⁵⁴ Access to Project Review 2012 : http://www.e2b-ei.eu/documents/36D2270v1_EeB_Project_Review_2.pdf

⁵⁵ Cf Appendix 2, access to the presentation :

http://jeancarassus.zumablog.com/images/2128_uploads/Spielman_Koch_CIB_Task_group_.pdf

Energy use taken into account varies from country to country:

Lesson 1


- National Energy Performances contain different energy uses:




- Comparison of EP requirement levels is NOT possible at this stage → EBPD recasting

5

Envelope heat loss requirements can vary by a factor of five:

Pilot: Different heat loss areas

 U_{opaque} : Floor + Roof + Façade (W/m^2K)

 Detached house  semi-detached house  row-house

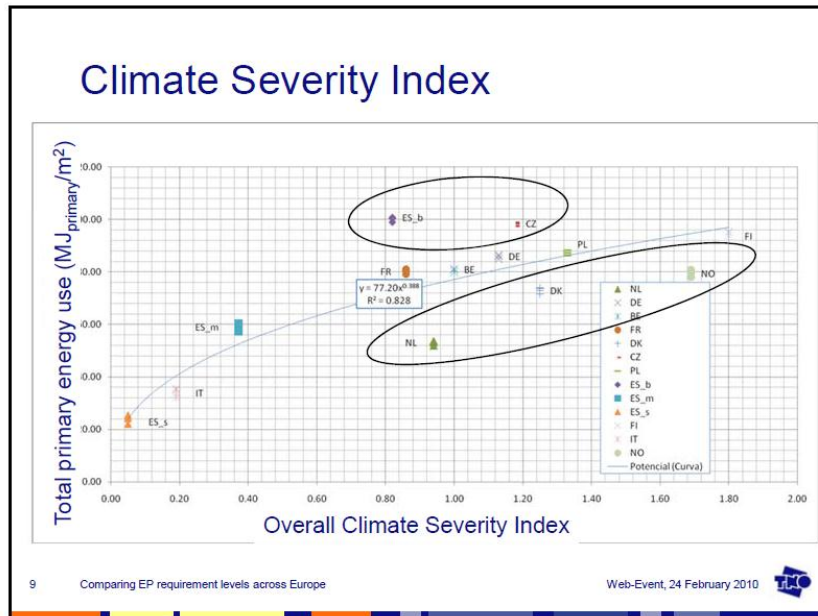
MS	U_{opaque}
ES	0,55
DE	0,33
BE	0,30
FR	0,34
FI	0,17
NO	0,11

MS	U_{opaque}
ES	0,52
DE	0,35
BE	0,33
FR	0,32
FI	0,15
NO	0,13

MS	U_{opaque}
ES	0,47
DE	0,38
BE	0,39
FR	0,29
FI	0,13
NO	0,16

7 Comparing EP requirement levels across Europe Web-Event, 24 February 2010

The climate severity index varies considerably from one country to another:



It is very difficult to make accurate and robust comparisons:

Conclusions


- Making a comparison is easy; making a fair and robust comparison is not
- No robust comparison possible at this stage:
 - Due to variety in type of energy uses taken into account in the various national methods
 - Due to lack of harmonised way of assessing building components and systems (& national values)
- 'Tightness' differs within countries over building types, shapes, system choices, etc
 - 'The order' among countries does not exist
 - Makes comparison prone to unfair comparisons or manipulation
- Developed method is rough, but is designed to suite expected future developments (CEN/ISO)

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The harmonisation of standards at European (CEN) and international (ISO) levels is crucial:

Recommendations


- Be careful when interpreting comparison studies: what is on paper seems true, but it not automatically is!
- Development of high quality/harmonised CEN Standards is crucial for proper intercomparison
- Relevant measures should be (a variable) part of the national EP-method (e.g. not only energy needs)
- CEN Standards should address all these relevant national measures as well, so a uniform assessment is possible. For this it is important that all countries support the methods (an EU method cannot be a 'one man job'!)
- Need for European/Global comparison of energy use will expand: Further develop climate severity index within CEN/ISO

12


One example of European comparison of energy performance requirements is the one for eleven countries from Central Europe dedicated to new buildings, made by German Institut Wohnen und Umwelt (IWU)⁵⁶.

Frédéric Bougrain (CSTB) and Jean Carassus (Ecole des Ponts ParisTech) (France) analysed the relationship between regulations and innovation based on the experience of France⁵⁷.


Barriers to innovation in the construction sector are already well documented



1/ Regulations and innovation: a theoretical framework
D/ Barriers to innovation in construction : a literature review

Barriers to innovation in construction:

- **Fragmentation** of the industry;
- **Inability to learn** from one project to the other;
- **Procurement process** mainly based on tendered price;
- **Low profit margin** in the industry;
- **Uniqueness** and the **complexity** of the final product;
- Characteristics of the operating environment: **highly regulated**.



CIB TG 66 "The Implementation of Energy Efficient Buildings Policies in Europe" Internet Session- 24 February 2010


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⁵⁶ http://www.iwu.de/fileadmin/user_upload/dateien/energie/werkzeuge/iwu_report_-_comp_req_new_buildings.pdf

⁵⁷ Cf Appendix 2, access to the presentation : http://jeancarassus.zumablog.com/images/2128_uploads/Bougrain_Carassus_CIB_Task_group_.pdf

CIB – CSTB Carnot Institute. *The implementation of energy efficient buildings policies: an international comparison. CIB Task Group 66 « Energy and the Built Environment » - Review of activities 2009-2012. Final report. English version. Jean Carassus. August 2013.*

The level of requirements stipulated by the 2009 French Grenelle Environment law is a stimulus for innovation:




3/ The impact of regulations on innovation

A/ Regulations, a stimulus for innovation

Grenelle Regulations is a way to **stimulate innovation**:


1. **Effinergie Low Consumption voluntary label**
 - Positive impact on holistic design, building air tightness, products performance (windows, insulation devices, heat-pump and other equipment reducing energy consumptions, energy saving lights),
2. **Energy/CO2 Certificates** (when mandatory in advertisements)



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Although regulations may be a necessary condition of innovation, they do not alone suffice:




3/ The impact of regulations on innovation

C/ Criteria for successes

Regulations associated with the "Grenelle de l'Environnement" is a way to solve market failures. Its success requires:


- To **articulate** regulations with financial and training disposals.
- **To overcome lock-in situations :**
 - Investors fail to internalise environmental damage;
 - Industry forces and educational institutions are perpetuating skills and resources needed to maintain the old system;
 - Citizens have adapted their life to the old system (no resource scarcity, no impact on the environment).



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Multi-dimensional innovation gradually translates into a new paradigm for the whole construction chain:



Conclusion

Necessity to create a **new paradigm** for the whole chain

- Project-based firms: **new relationships** between architects, engineers, contractors and clients, performance-based management by facilities manager,
- Project supply networks: innovative financial engineering, collaborations with contractors;
- Projects actors: **performance-based** client brief, green lease for user,
- Stock managers: **environmental** asset and property management,
- Technology support infrastructure: R&D to develop **radical innovations**, training by industrial and professional associations.

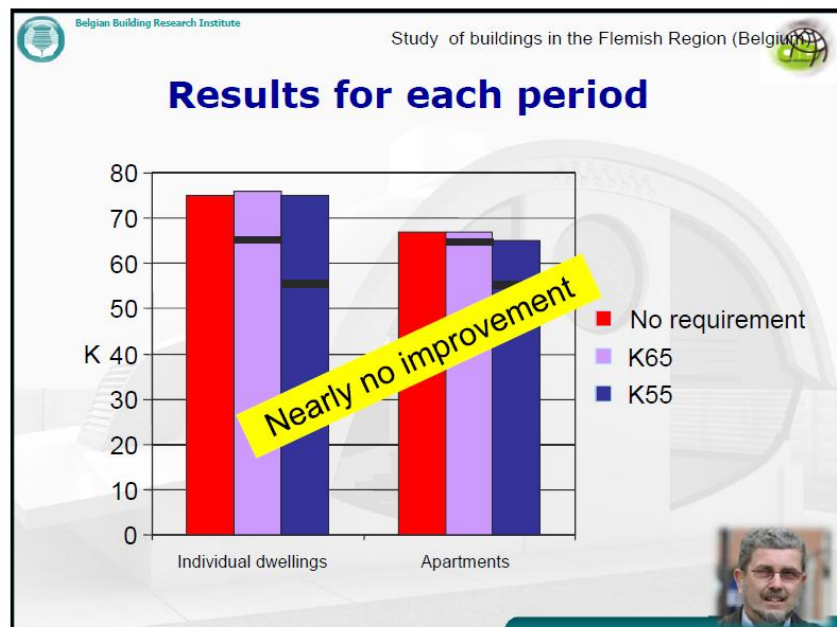


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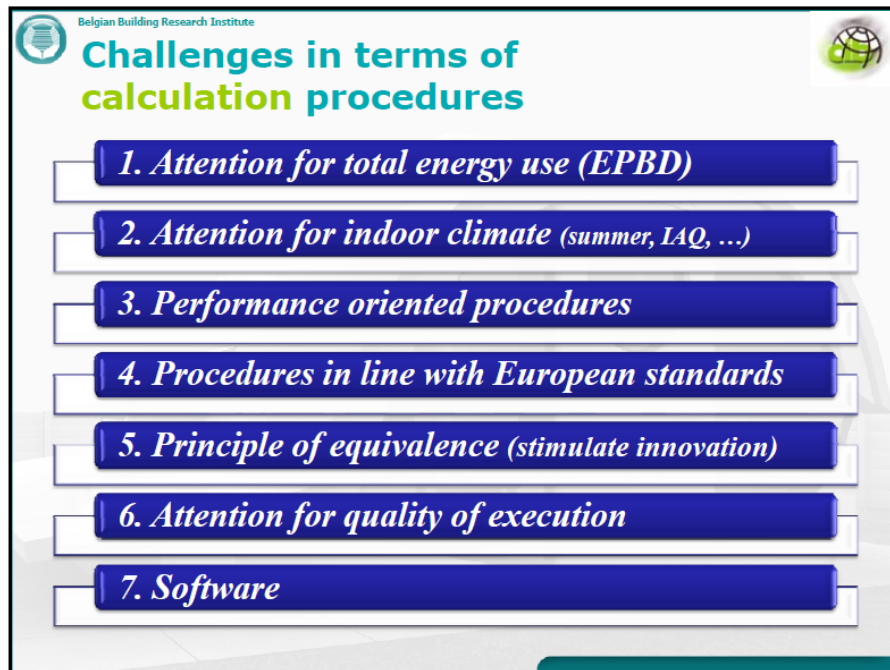
Peter Wouters (BBRI, Belgium) tackled the crucial question of the control of regulations, based on the Belgian approach⁵⁸.

Indeed, in some cases, changing the regulations does not translate into actual improvements in the field:

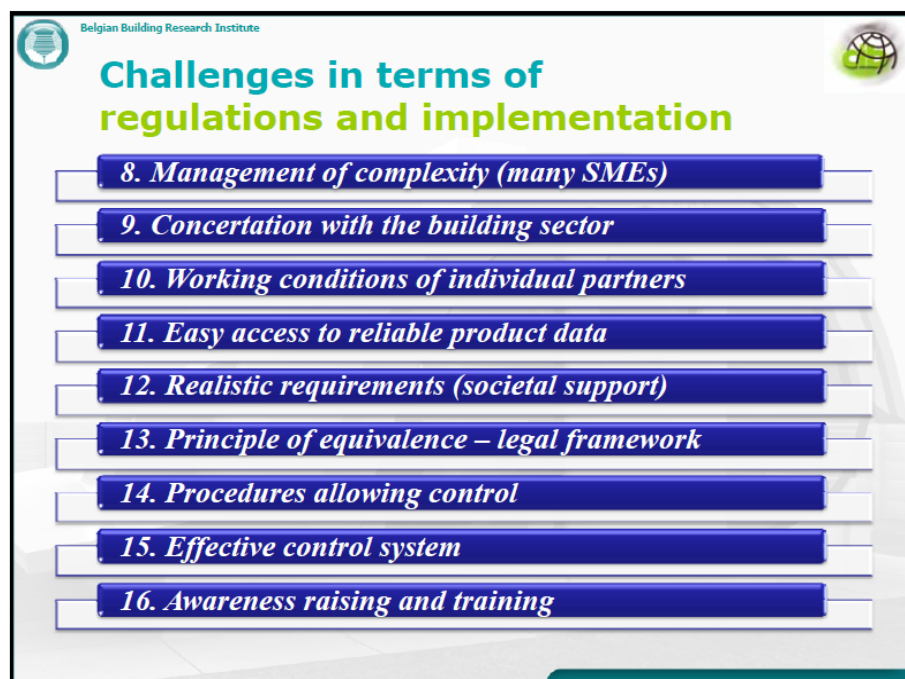


⁵⁸ Cf Appendix 2, access to the presentation : http://jeancarassus.zumablog.com/imageks/2128_uploads/Wouters_CIB_Task_group.pdf

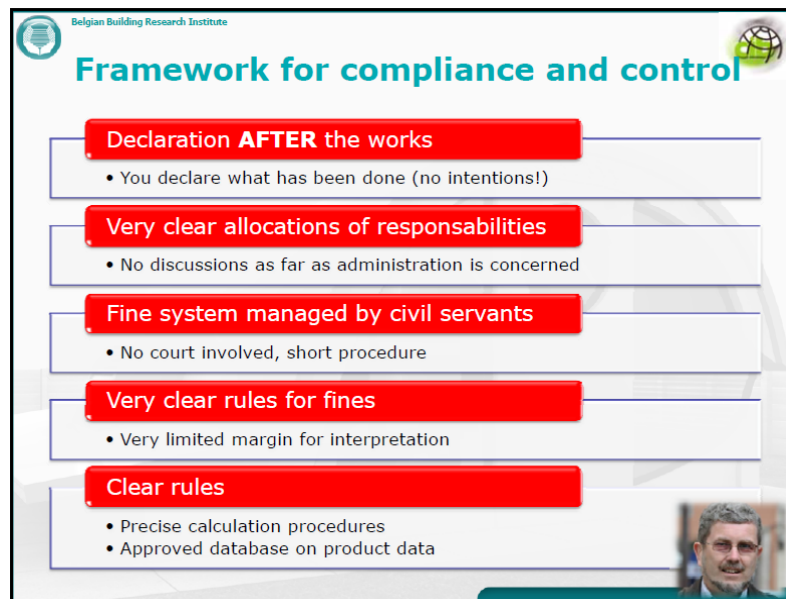
Specific principles must be respected for the methods of calculation:



This is also true for the elaboration and implementation of regulations:

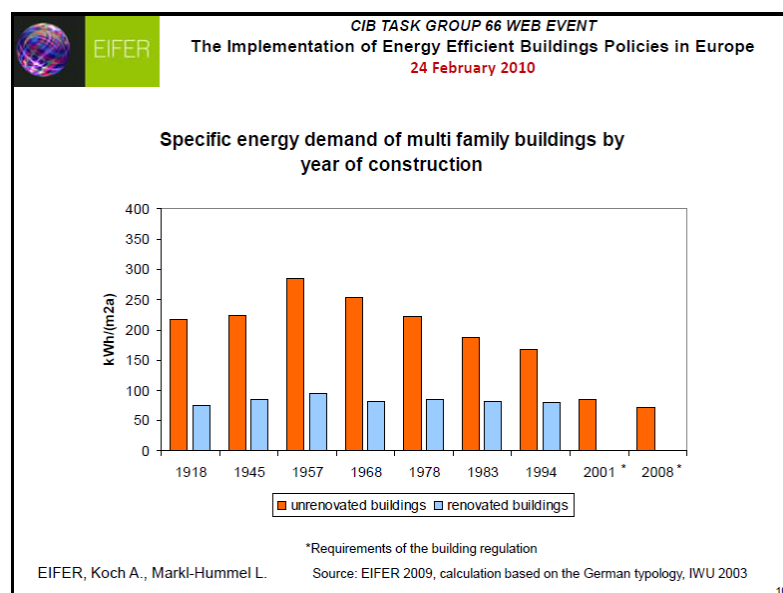


Five rules were highlighted:




Andreas Koch and Lioba Markl-Hummel (Eifer, Germany) handled the crucial issue of regulations on existing stock, based on the German policy which is one of the most dynamic in Europe in this respect⁵⁹.

Renovation can in fact have a significant impact on the consumption of existing buildings:



⁵⁹ Cf Appendix 2, access to the presentation : http://jeancarassus.zumablog.com/images/2128_uploads/Koch_CIB_Task_group_.pdf

The building stock policy encompasses regulations, incentives and information:



CIB TASK GROUP 66 WEB EVENT

The Implementation of Energy Efficient Buildings Policies in Europe

24 February 2010

B - Policies targeting the building stock

Sticks

- German Energy Saving Ordinance (EnEV 2009) 1.10.2009
- The Renewable Energies Heat Act, (EEWärmeG), EEWärmeG (BW)

Carrots

- KfW* Programmes ("CO2-Gebäudemodernisierung")

Tambourine


- Energy Performance Certificate
- Voluntary Energy Audits

EIFER, Koch A., Markl-Hummel L.

*promotional bank under the ownership of the Federal Republic and the Länder (federal states)

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Regulations apply to both new and existing buildings:



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The Implementation of Energy Efficient Buildings Policies in Europe

24 February 2010

German Energy Saving Ordinance 2009

Construction of new residential or non-residential buildings

- Maximum values for the annual primary energy demand decreased by 30% in 2009 (another 30% foreseen in 2012)
- Maximum values for the specific heat transmission losses decreased by 15% in 2009

Renovation of existing buildings

- Requirements for building parts have been increased by 30%
- When an energy balance is calculated the requirements follow 140% of the values for new construction


Calculation procedure

- Standard procedure provided by DIN 18599 for all buildings, residential buildings can alternatively be calculated along DIN 4108
- Requirements are calculated using a reference building with an identical geometry and specified properties

EIFER, Koch A., Markl-Hummel L.

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The financial component, provided by the public KfW bank, is essential:



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The Implementation of Energy Efficient Buildings Policies in Europe
24 February 2010

KfW Programme: Energy Efficient Renovation („Energieeffizientes Sanieren“)

Renovation standard is directly linked to the Energy Savings Ordinance

- E.g. "KfW Effizienzhaus 85" will have a calculated primary energy demand of max. 85% of the current Energy Saving ordinance
- Interest rate and subsidy are specified according to standard
- Programme is available in form of credit or direct subsidy
- New construction allows for 85, 70 and 55 percent


Reference to EnEV 2009	Interest rate*	Subsidy (% of credit)
KfW Effizienzhaus 130	1.41 %	5%
KfW Effizienzhaus 115	1.41 %	7.5%
KfW Effizienzhaus 100	1.41 %	12.5%
KfW Effizienzhaus 85	1.41 %	15%
Individual measures	2.47 %	

*up to a maximum of 75,000€ per unit for a „KfW Effizienzhaus“ and 50,000€ for individual measures, 10 years

EIFER, Koch A., Markl-Hummel L.
Source: KfW Group, as of 1.2.2010

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Public action must be assertive and act as a motor in the face of the many barriers:



CIB TASK GROUP 66 WEB EVENT
The Implementation of Energy Efficient Buildings Policies in Europe
24 February 2010

Drivers

- High budget for incentive programmes
- Consciousness / Energy prices
- Sector specific approaches

and barriers


- User-investor dilemma
- Still too complicated procedures / multitude of legislation?
- High initial investment costs
- In trade, commerce and services relatively low importance of energy costs in an undertakings' overall costs

EIFER, Koch A., Markl-Hummel L.
Source: partly referring to the final remarks of the German NEEAP

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Krzysztof Kasperkiewicz (ITB, Poland) presented the specificity of Eastern European countries through the case of his country⁶⁰.

After joining the European Union in 2004, Poland adopted the 2002 European energy performance of buildings directive in its legislation in 2007:




Implementation of the EPBD in Poland

- The **EPBD framework** was implemented to the Polish law by introducing changes in the Act of Polish Construction Law of 17 September 2007
- The **detailed regulations** concerning the adopted methodology, minimal requirements on the energy performance of new and existing buildings and certificates forms were established in the decree of Minister of the Infrastructure on 9th November 2008
- **New requirements** are in force from 01.01.2009
- Since then about 100 000 **energy certificates**, mainly for new buildings, have been delivered.

12

A financial incentive mechanism for retrofitting existing buildings was defined:



Financial incentives

for thermal retrofitting of existing buildings – creation of the retrofitting fund—aid from the state budget

- Retrofitting regulations – accepted by the Parliament in 1998 (from 2009 changed into retrofitting and renovation regulations)
- Basic principles of the system:
 - Retrofitting operation is financed by credits from banks participating in the system
 - Required decrease of heat demand in a building confirmed by energy audit is from 10 % to 25 %
 - Profitability of the retrofitting operation should be confirmed by an energy audit
 - Premium, earlier 25%, and now - after changes of the law - 20 % of the credit value is repaid from the retrofitting fund

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⁶⁰ Cf Appendix 2, access to the presentation : [Krzysztof Kasperkiewicz text](#)

Poland is gradually beginning to catch up with the rest of the European Union:



Building Research Institute (ITB)




Conclusions - 1:


- The structure of energy use in Polish economy and the level of energy consumption in the building sector become similar to other EU countries.
- Over the last 20 years a great progress in improving of energy efficiency in buildings has been achieved.
- It was obtained mainly by changing the building regulations, which have been increasing step by step.
- Thermal retrofitting of the existing building stock has been an important source of energy savings in this area.
- The first results of the EPBD based regulations introduced into Polish Law are very promising.

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The cost factor, particularly regarding materials, still has to be resolved:



Building Research Institute (ITB)



Conclusions - 2:

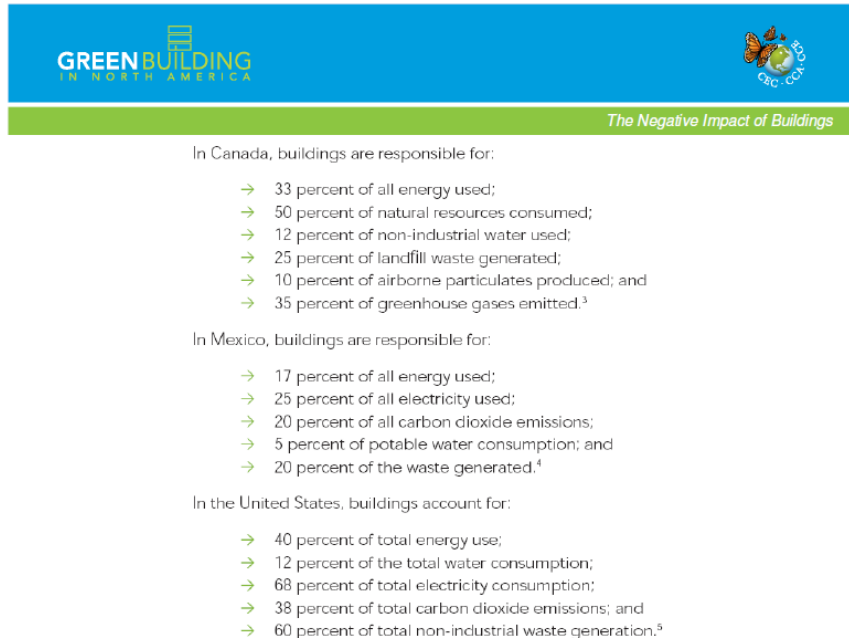
- The main obstacle to reduce energy consumption in the building sector is a high cost of insulation materials and products
 - ◆ The investment costs of a passive house in Poland are from 15% to 36% higher comparing to a standard house (in Germany and Austria these costs are only 7% higher).
- There are several major information campaigns organised by the Ministry of Infrastructure, Associations of producers of material, products and systems

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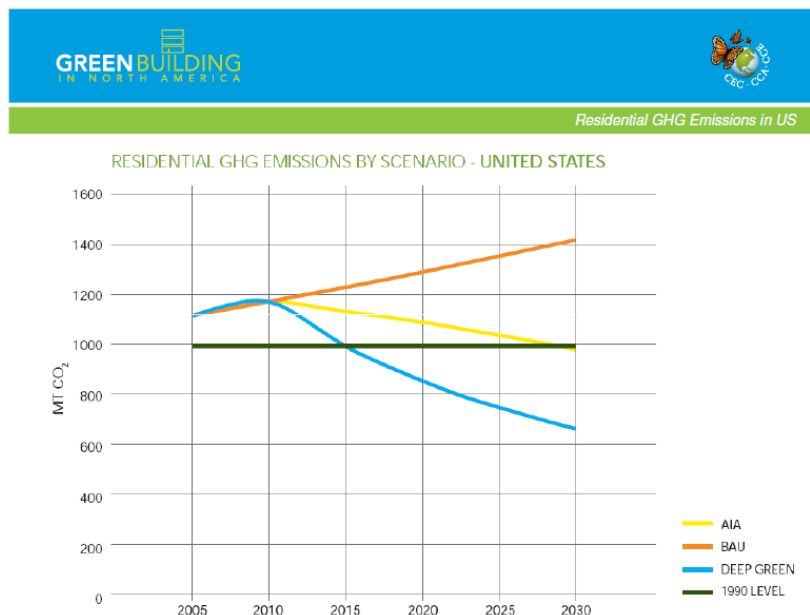
7. THE NORTH AMERICAN APPROACH

7.1 The continental analysis

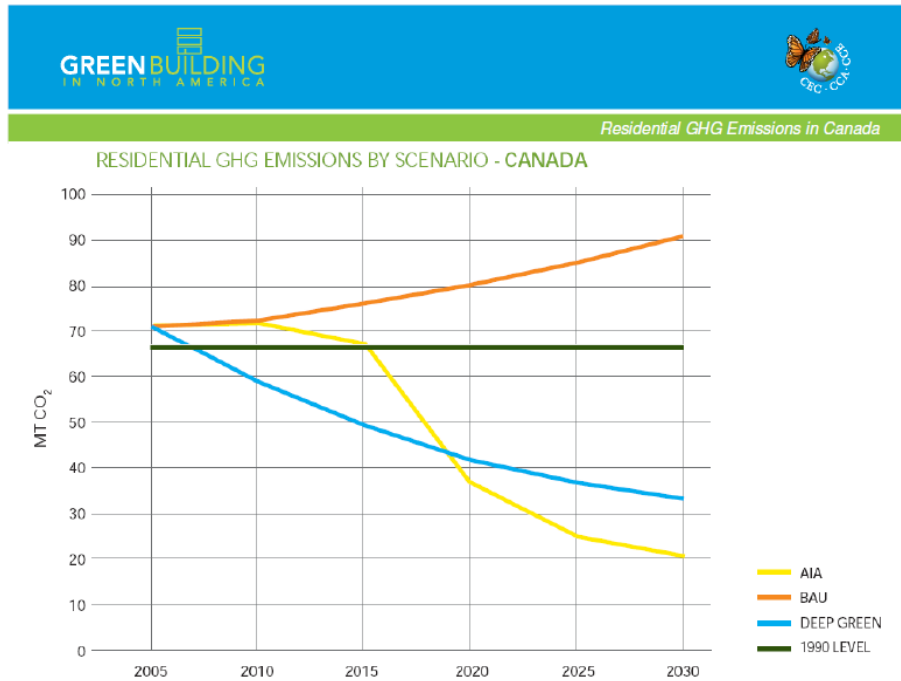
Jonathan Westeinde, Chair, Green Building Advisory Group, North American Commission for Environmental Cooperation⁶¹ indicated that the environmental impact of buildings is higher in the United States and Canada than in Mexico:



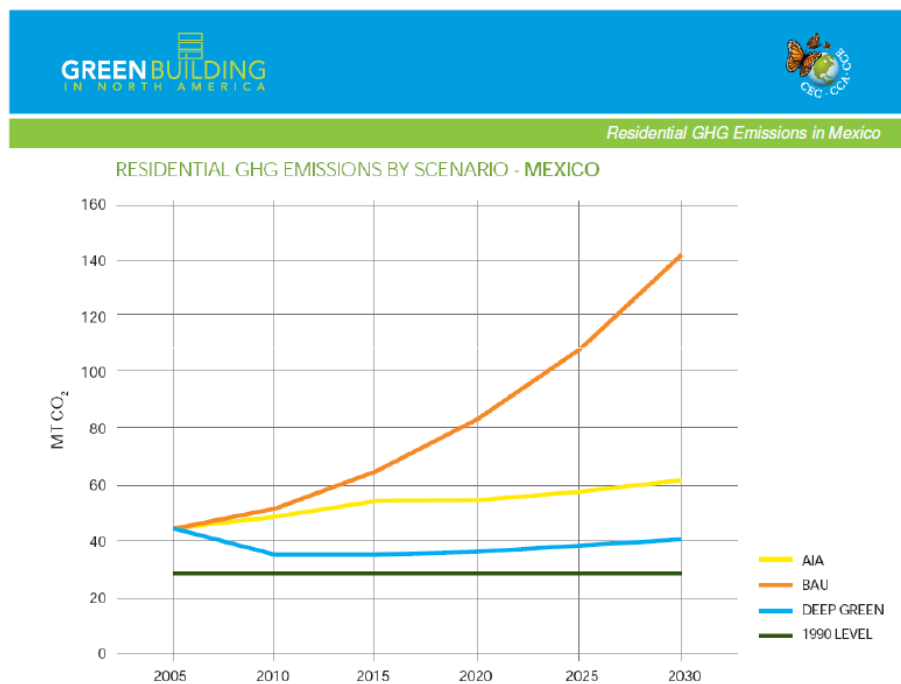
In fact, the different scenarios for greenhouse gas emissions should translate into lower emissions for the United States and Canada:



⁶¹ Cf Appendix 3, access to the presentation : <http://fr.slideshare.net/INIVE/cib-tg66-north-america-webinar-20101012-1-jonathan-westende-6681151>



and somewhat higher emissions for Mexico:



The North American Commission for Environmental Cooperation is in favour of a continental approach for the reduction of greenhouse gas emissions from buildings:



- Create national, multi-stakeholder task forces in each country, charged with achieving a vision for green building in North America;
- Support the creation of North American set of principles and tools;
- Set clear targets to achieve the most rapid possible adoption of green buildings in North America together with performance monitoring;
- Enhance ongoing or new support for green building including investment and valuation;
- Education;
- Increased R & D, use of labels and better disclosure of actual performance.

In reality, each country pursues its own policy.

7.2 United States, Canada and Mexico: three different approaches

In his presentation at the introductory seminar in Brussels, Shyam Sunder of the National Institute of Standards and Technology (NIST, US Department of Commerce), went over the major lines of the United States federal energy policy⁶² :

U.S. Energy Goals & Mandates

Obama-Biden comprehensive *New Energy for America* plan and *Livability of Cities* urban policy (www.change.gov)

- Reduce our greenhouse gas emissions 80% by 2050
- Build more livable and sustainable communities
- Use innovative measures to dramatically improve efficiency of buildings
- Weatherize one million homes annually
- Make the U.S. a leader on climate change

New mandates in the Energy Independence and Security Act of 2007

- Vehicle efficiency: 40% increase in fuel economy standards by 2020
- Renewable fuels: 36 billion gal/yr of biofuels (21 billion advanced) by 2022
- Improved lighting efficiency
- Appliances: Significantly increased efficiency standards in 9 categories
- Federal buildings: 35% reduction in energy use by 2015

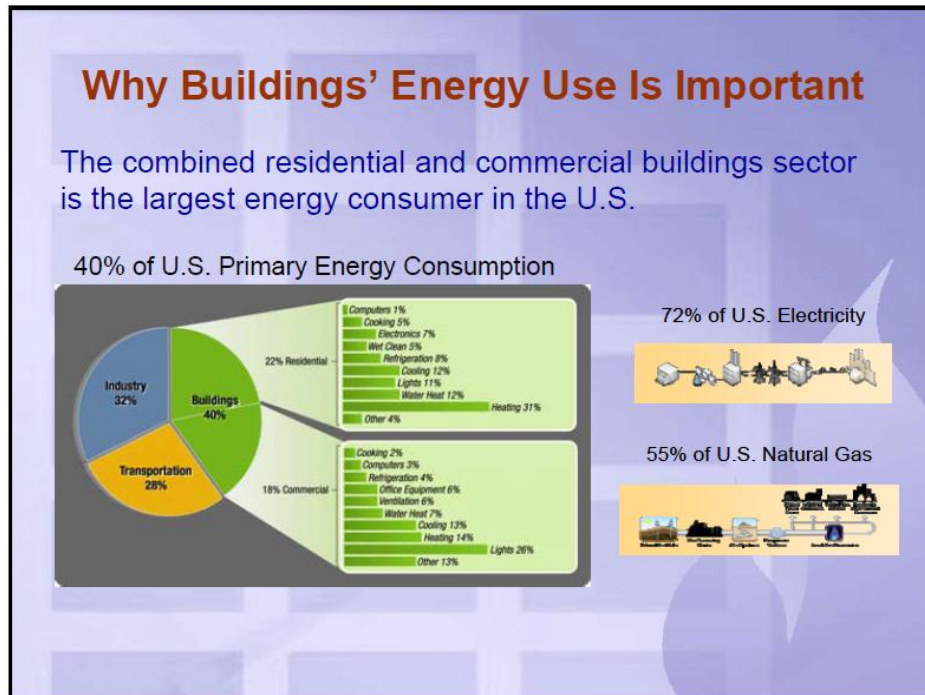
State and local mandates

- Building codes
- Renewable power standards

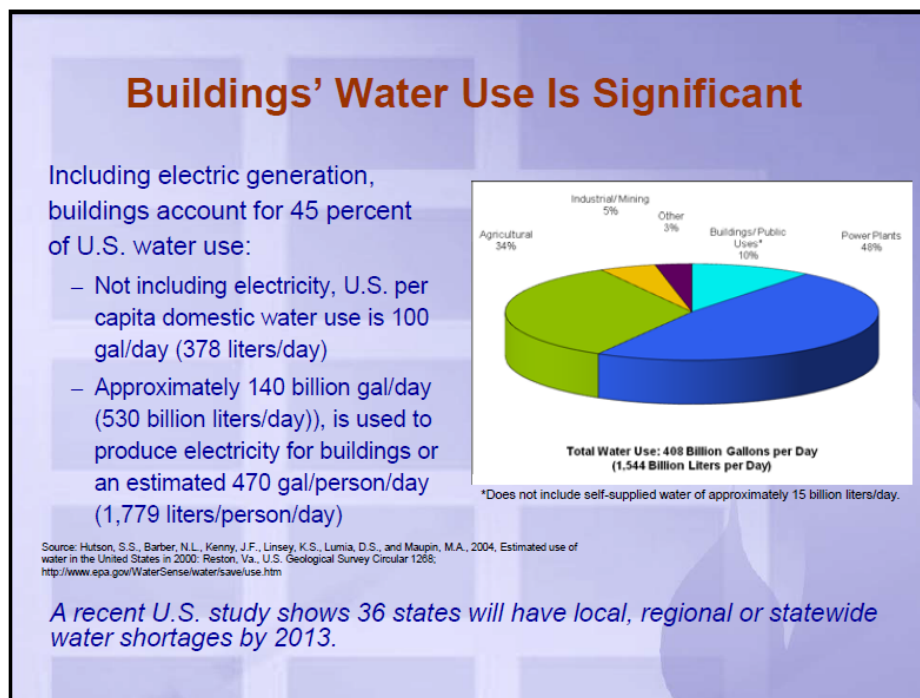
⁶² Cf Appendix 1, access to the presentation :

http://www.cstc.be/homepage/download.cfm?dtype=services&doc=12_Sunder_CIB_Brussels_101409.pdf&lang=en

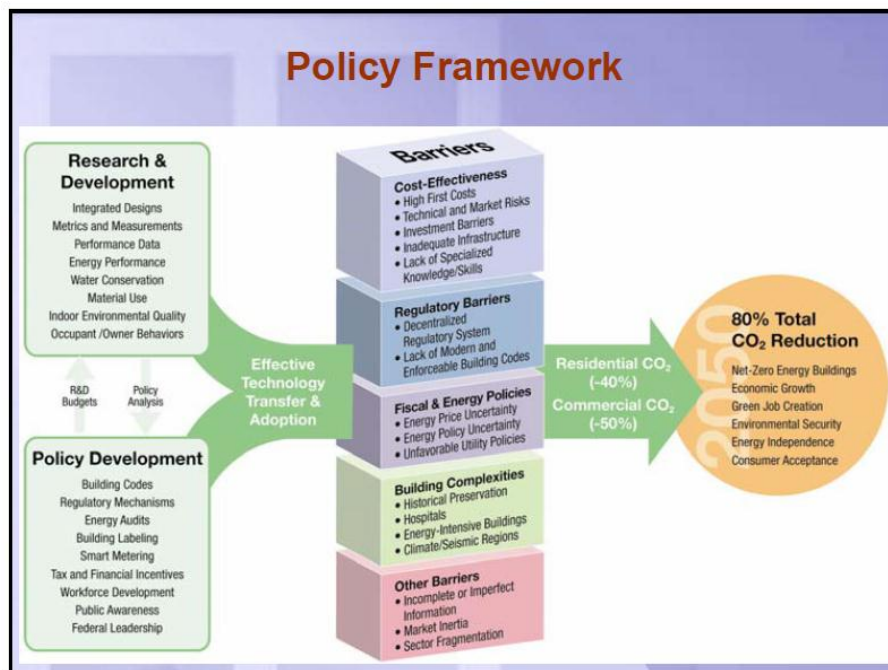
Buildings use more energy than transport and industry:



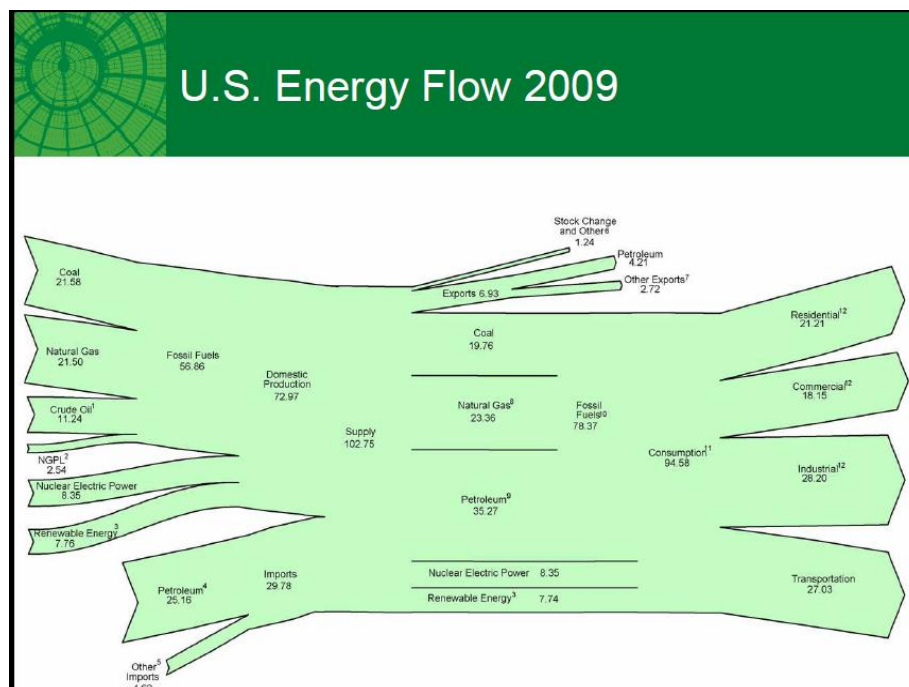
Buildings also account for a significant share of other uses, such as water:



...call for an assertive policy in order to overcome the many barriers to a drastic reduction in CO₂ emissions:



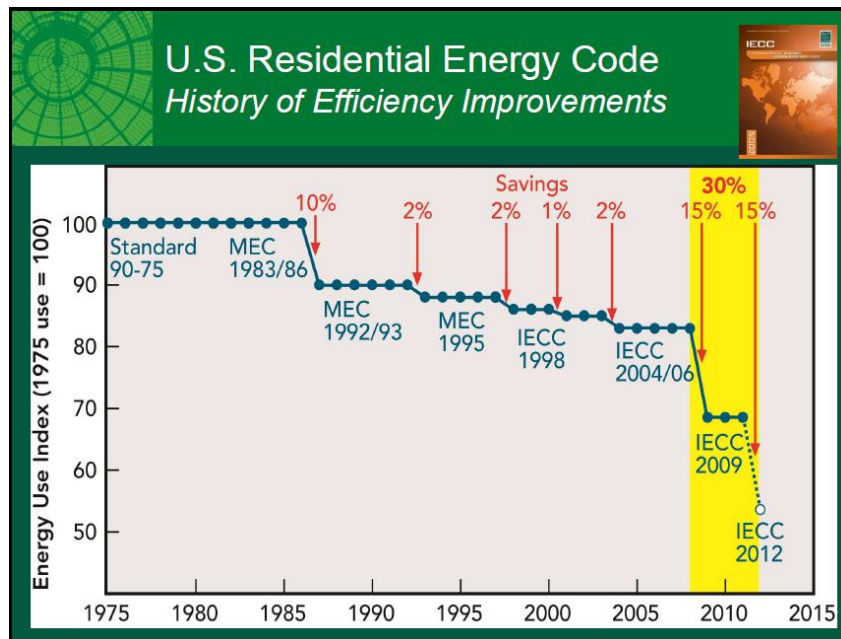
Darren B. Meyers, Technical Director, Energy Programs, International Code Council (ICC)⁶³ underlined the United States' high level of dependence on fossil energy:



⁶³ Cf Appendix 3, access to the presentation : <http://fr.slideshare.net/INIVE/cib-tg66-north-america-webinar-20101012-2-darren-b-meyers-6681153>

CIB – CSTB Carnot Institute. *The implementation of energy efficient buildings policies: an international comparison. CIB Task Group 66 « Energy and the Built Environment » - Review of activities 2009-2012. Final report. English version. Jean Carassus. August 2013.*

Thermal residential code requirements did not vary between 1975 and 1986. They then progressed slowly between 1986 and 2008, to accelerate in 2009 and 2012:



Two important legislative initiatives are the Energy Independence and Security Act of 2007 and the American Reinvestment and Recovery Act of 2009.

However, codes are defined by the states and local authorities:

The Role of State and Local Governments

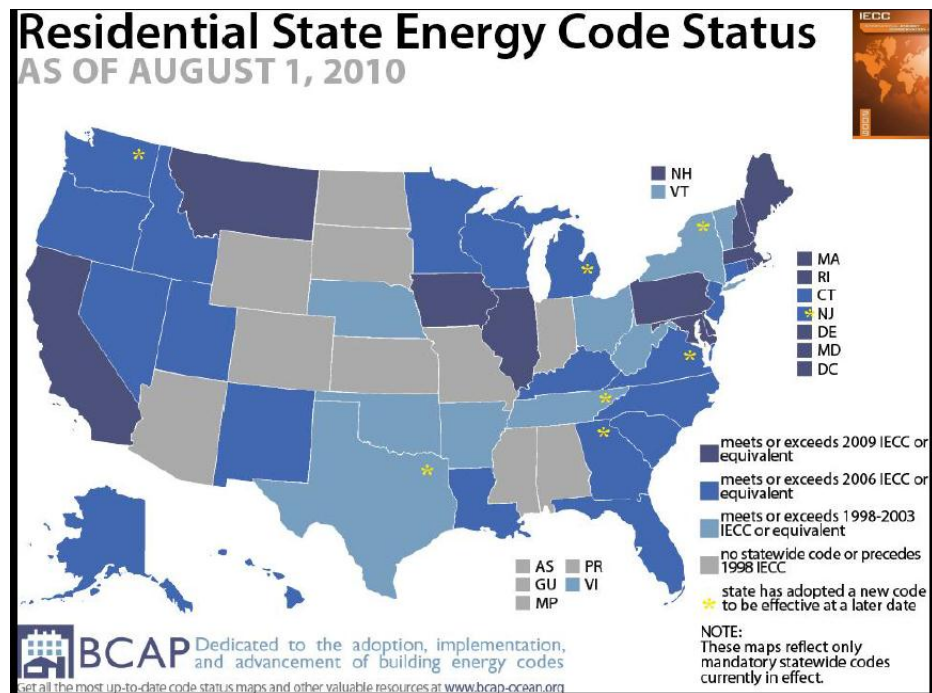
- Energy code adoptions left to the states, and in instances, the cities, towns and jurisdictions:
 - Legislative/administrative updates on regular/irregular basis
 - Model code adoptions may be with state amendments
 - Some states develop their own energy codes (CA, WA, FL)
- Code enforcement left to local jurisdictions
 - Life-safety and public health issues often take precedence
 - Continuing education and budget constraints
 - Thus, energy code implementation and enforcement is uneven across states

Handout #

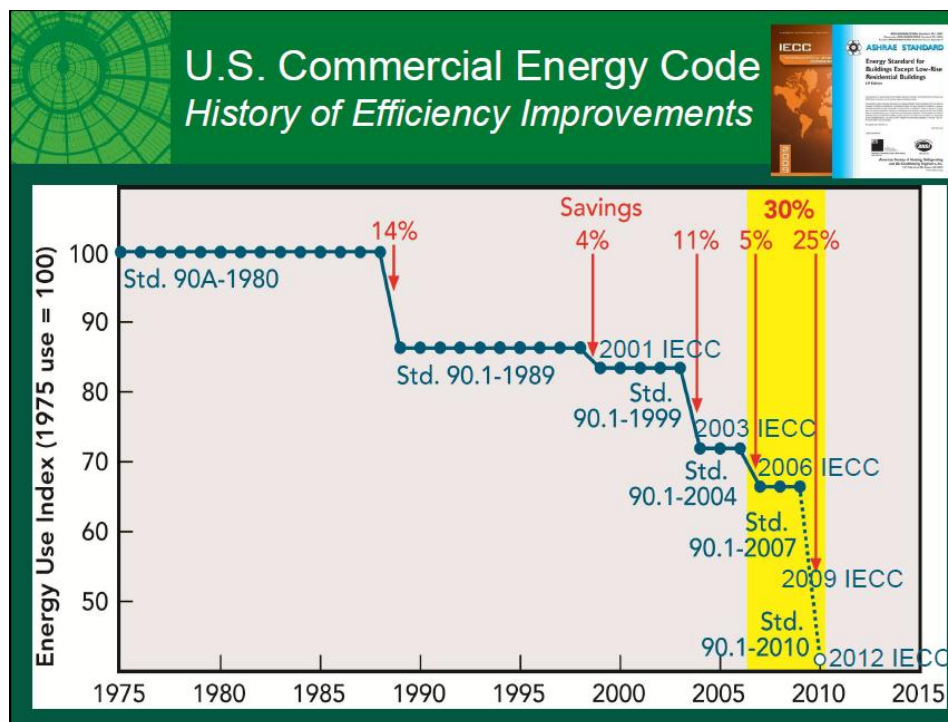
INTERNATIONAL CODE COUNCIL

The States with the highest requirements are California and Montana in the west, Illinois and Iowa in the centre, and Pennsylvania, Maryland, Delaware, the District of Columbia, Massachusetts, Rhode Island, New Hampshire and Maine in

the east. On the other hand, ten central States, such as Colorado, Kansas and Missouri, have requirements which are under the 1998 IECC or have no codes in place at all:

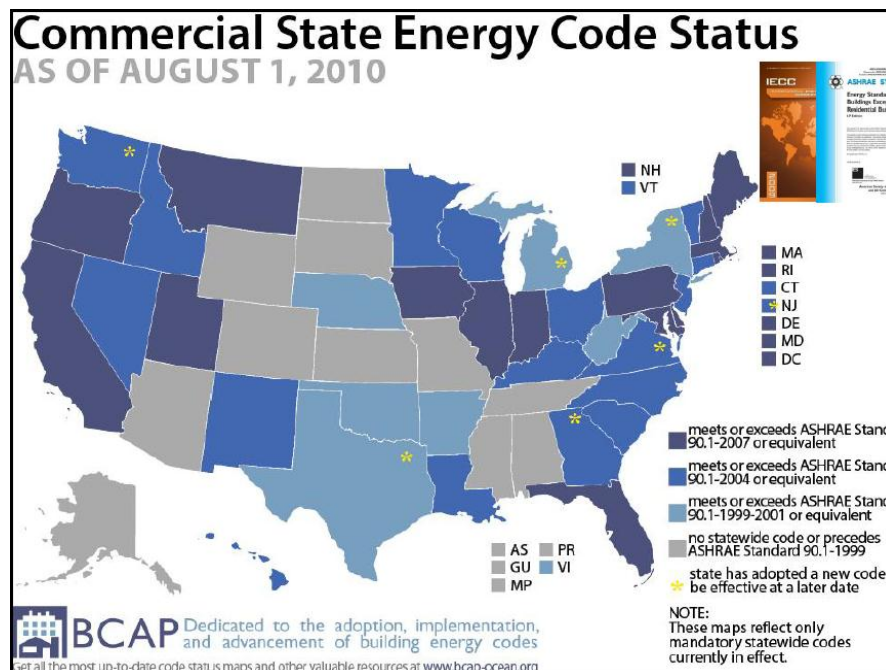


The situation is comparable for commercial buildings, with a more ambitious trend in terms of thermal regulations than for residential buildings ...



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...and considerable differences between states. For commercial buildings, Oregon, Utah, Indiana and Florida are to be added to the previous list of states with high requirements:



In April 2012, a methodology to compare cost-effectiveness of residential energy codes was published⁶⁴.

In April and June 2012, a comparison of the 2006, 2009 and 2012 editions of the International Energy Conservation Codes (IECC) was published at national level⁶⁵ and for a typical new residential dwelling unit⁶⁶.

⁶⁴ Access to the methodology:

http://jeancarassus.zumablog.com/images/2128_uploads/DOE_residential_methodology_April____.pdf


⁶⁵ Access to the 2006, 2009 and 2012 national comparison report:

http://jeancarassus.zumablog.com/images/2128_uploads/DOE_NationalResidentialCostEffectiveness_April____.pdf

⁶⁶ Access to the 2006, 2009 and 2012 dwelling unit comparison letter report:

http://jeancarassus.zumablog.com/images/2128_uploads/DOE_IECC_Energy_Use_Letter_report_V____FINAL_.pdf

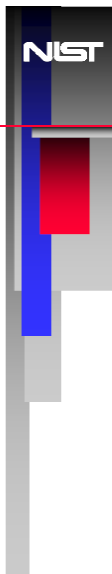
Beyond the codes, Joshua Kneifel, Economist with the Engineering Laboratory of the NIST⁶⁷, raised the critical issue of the impact of building energy efficiency policies depending on how they are applied and measured:



Policy Options and Metrics

- How to drastically increase building energy efficiency and reduce carbon emissions?
 - Regulation – Building codes
 - “Stick”
 - Incentives – Tax credits
 - “Carrot”
 - Markets – Building performance labels
 - Voluntary/Educational programs
- What metrics do you use to measure accomplishments?
 - Energy Savings?
 - Emissions Reductions?
 - Costs?
 - Baselines?

Taking the example of a standard three-storey office block, Joshua Kneifel analysed energy efficiency according to three criteria:



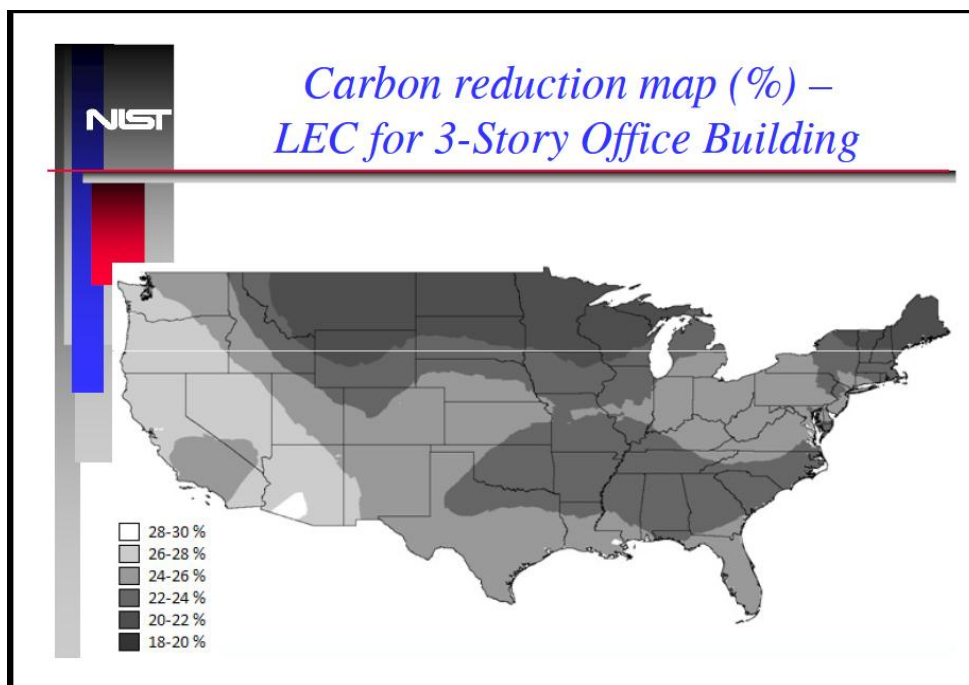
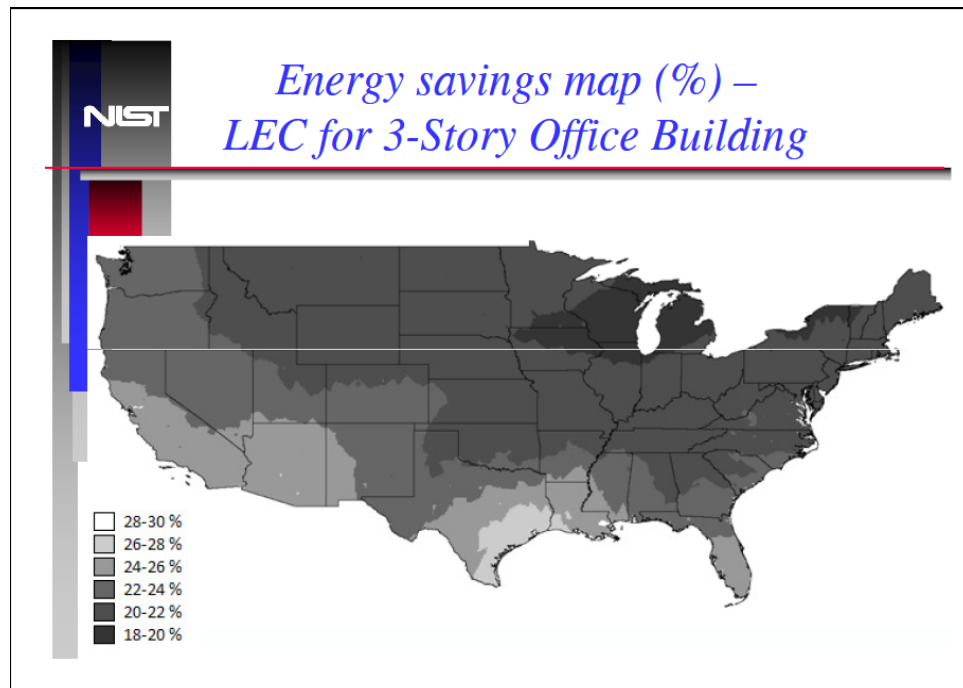
BEES for Buildings

- Business Case for Sustainability
 - Whole Building Integrated Design
- Compare Energy Efficiency Alternatives
 - (1) Life-cycle costing
 - First and Future Costs
 - (2) Energy savings
 - (3) Life-cycle assessment
 - Carbon footprint
- GIS Mapping

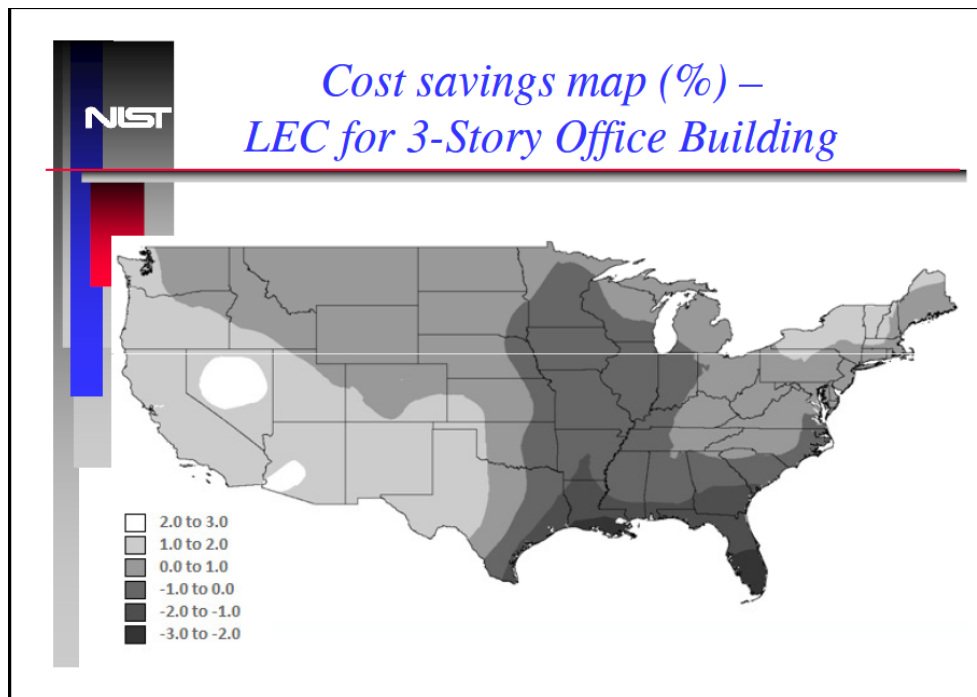
⁶⁷ Cf Appendix 3, access to the presentation : <http://fr.slideshare.net/INIVE/cib-tg66-north-america-webinar-20101012-5-joshua-kneifel-6681148>

In all three cases, energy efficiency depends to a great extent on location due to differences in climate, code requirements, cost of energy, carbon content of electricity and construction costs, etc.

Although the energy savings map and the carbon reduction map show some similarities, they do however differ significantly:



When analysed in terms of life cycle cost savings, the energy efficiency map is very different:



While building energy efficiency is mainly seen to be reasonably cost-efficient, the impact varies a lot according to location.

The issue of what tools and indicators are used is crucial in order to provide deciders and users with correct information:

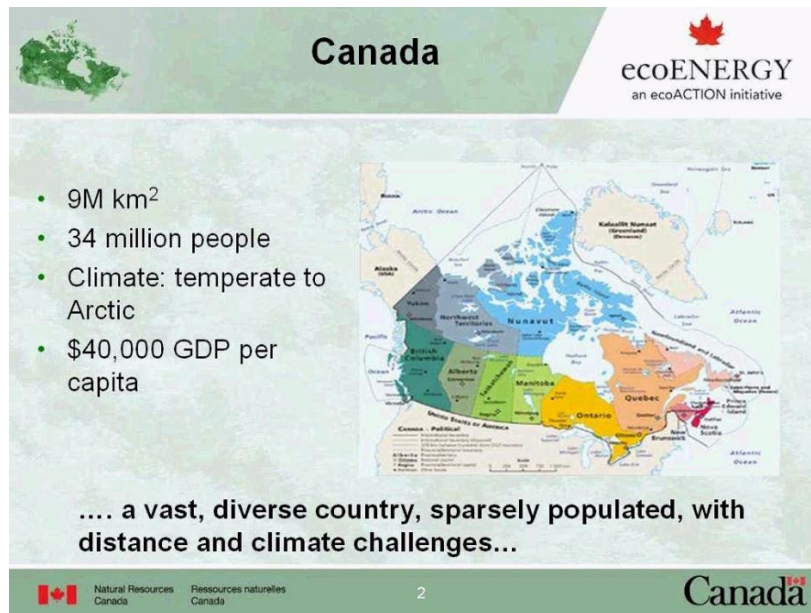
NIST

Summary

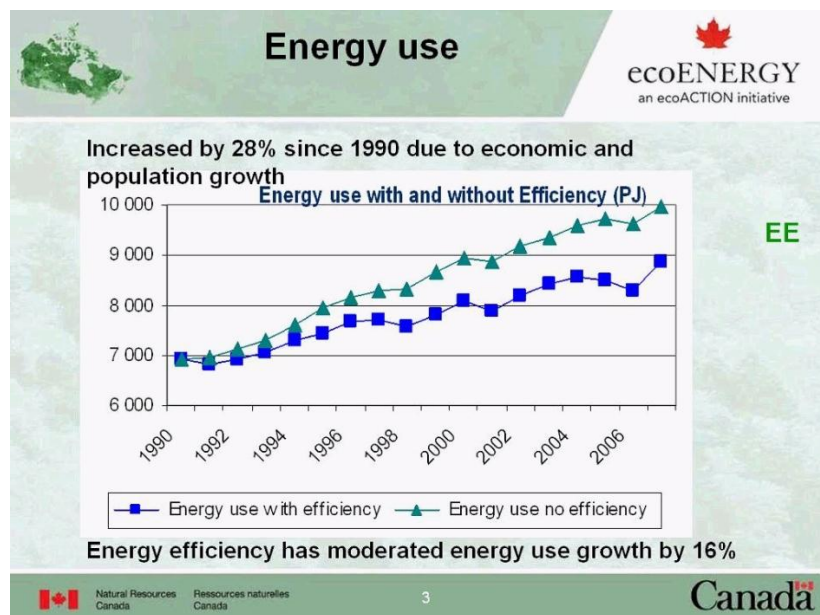
- Energy efficient building designs are usually cost-effective over a 10+ year study period
- Large variation in benefits and costs across locations
 - Climate, Code requirements, Energy costs, Construction costs
- States are NOT adopting new building codes for economic, environmental, or energy-related reasons.
- Gov. policies are necessary to improve nationwide energy efficiency
 - Improve Education/Information
 - Create Incentives
 - Increase Requirements
- Easy-to-understand metrics and tools are needed to inform and educate the public and policymakers

In February 2013, Joshua Kneifel published a report on Benefits and costs of energy standard adoption in new commercial buildings⁶⁸.

James Clark, from the Buildings Division of the Office of Energy Efficiency (Natural Resources, Canada)⁶⁹ pointed out the size and diversity of his country, where the climate ranges from temperate to arctic:



The energy efficiency policy has achieved significant results over the last 20 years:

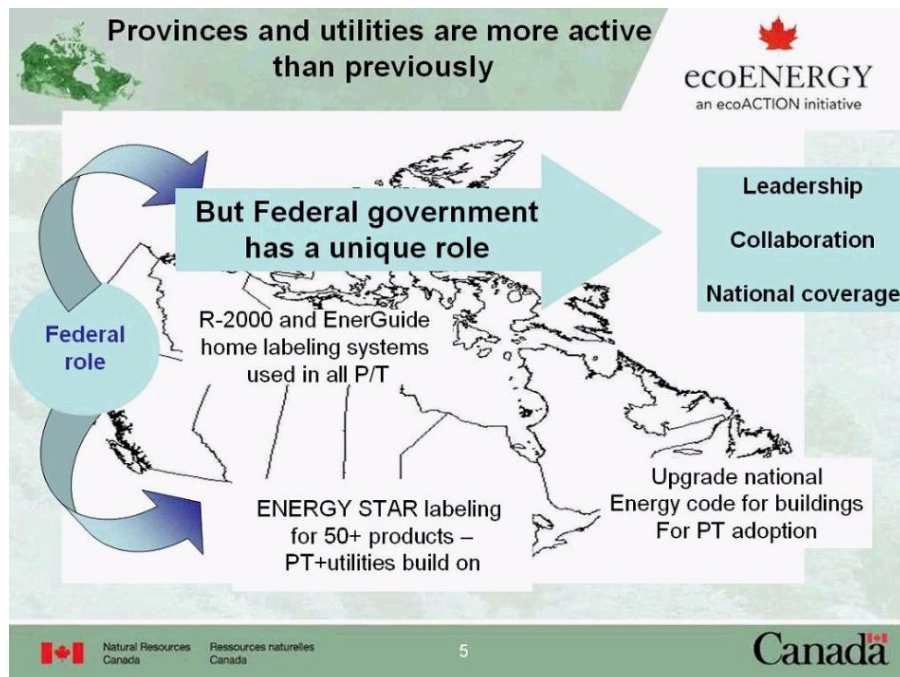


⁶⁸ Access to the report: <http://nvlpubs.nist.gov/nistpubs/SpecialPublications/NIST.SP.1147.pdf>

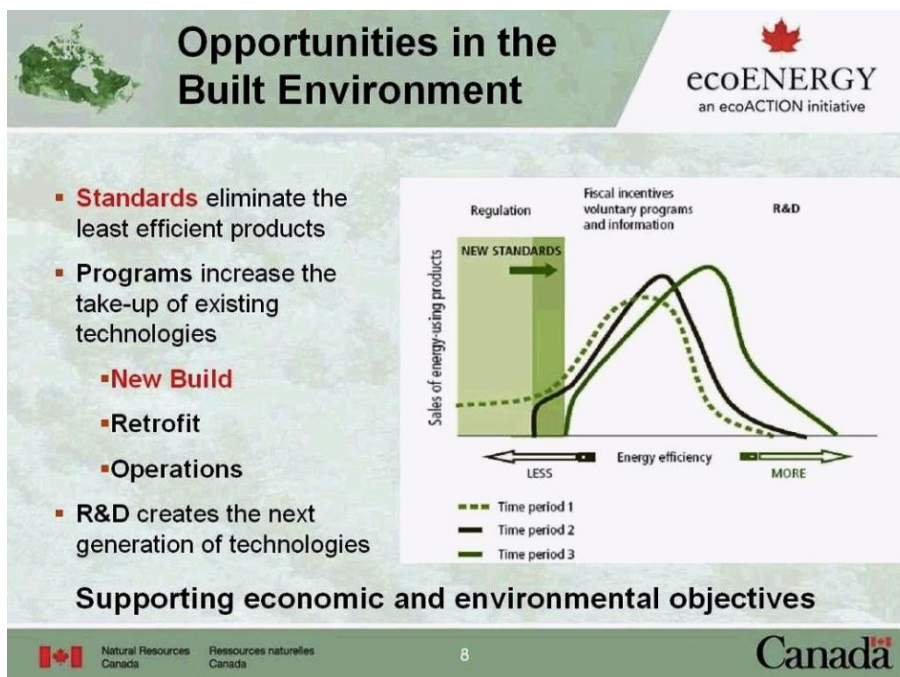
⁶⁹ Cf Appendix 3, access to the presentation : <http://fr.slideshare.net/INIVE/cib-tg66-north-america-webinar-20101012-3-james-clark>

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Provinces and utilities play an active role but federal government must also assume its responsibilities:




The energy efficiency policy encompasses research and development, incentives and regulation:



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Code requirements increased considerably in 2011:




Improving New Buildings

ecoENERGY
an ecoACTION initiative

..... through codes


- Incorporating energy into the National Building Code
- **Buildings:** leading upgrade of model energy code
 - Increase stringency by 25% for 2011
 - 6 provinces already adopting elements
- **Houses:** EnerGuide Rating System and R-2000 Standard support regional programs, industry training and building codes
 - 6 provinces are moving towards using EnerGuide Rating System as basis for code

 Natural Resources Canada Ressources naturelles Canada

11

Canada

An observatory measures the actual energy use of existing building stock:




Improving Existing Buildings

ecoENERGY
an ecoACTION initiative

..... and sectorial tools

- **Retrofit incentives for Small and Medium Organizations**
 - Concludes March 31, 2011
- **Development of a building energy benchmarking tool**
 - A Canadian version of the US EPA Portfolio Manager tool
 - Allows building owners to compare energy costs between like buildings
 - Allows Provinces/Territories to establish a building energy labelling system for Canada

New approach focuses on scale of impact and enabling industry


 Natural Resources Canada Ressources naturelles Canada

12


Canada

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The energy efficiency policy plays an important role:




Conclusion



ecoENERGY
an ecoACTION initiative


Energy efficiency is important to Canada

- Contributing to economic objectives and environmental responsibility
- Canada's approach of codes, regulations, incentives and information has proven to be successful
- Moving from individual interventions to sectorial instruments will increase scale of impact
- Work with domestic and international partners continues

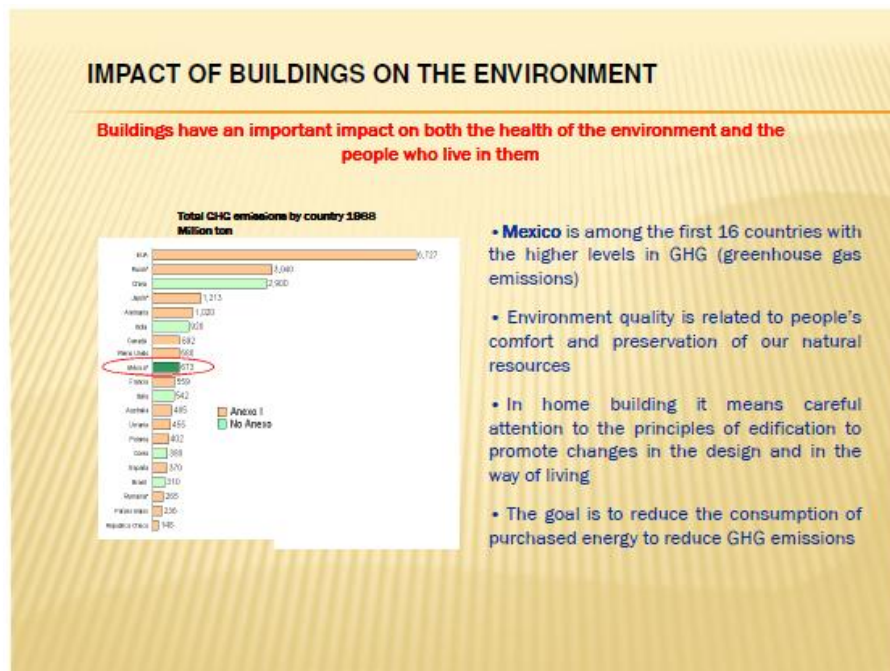


Natural Resources Canada
Ressources naturelles Canada

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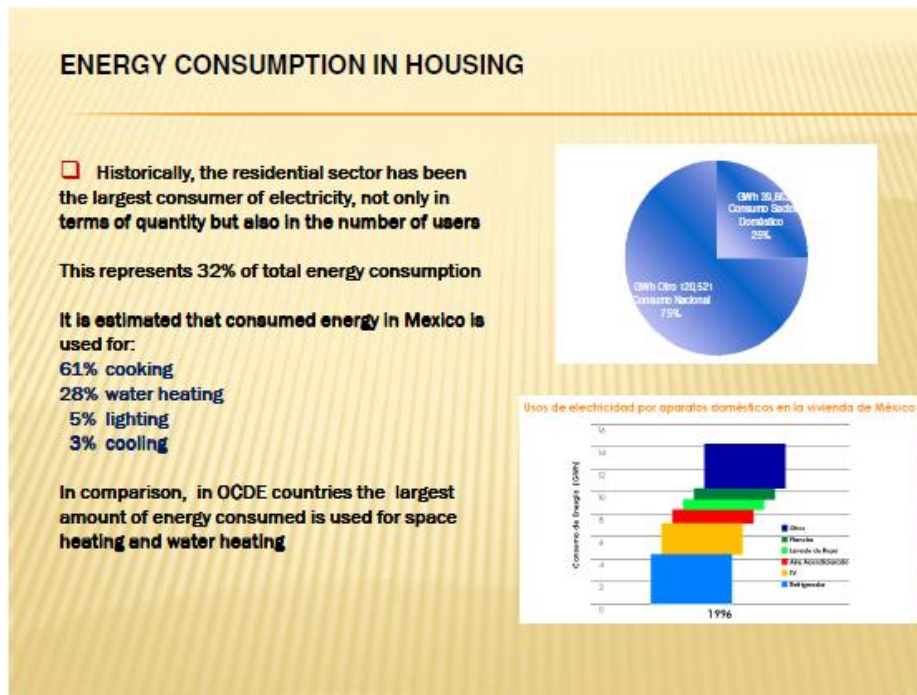


Evangelina Hirata, consultant on energy efficiency in the housing sector (Mexico)⁷⁰, highlighted the fact that energy efficiency affects both greenhouse gas emissions and people's quality of life:



⁷⁰ Cf Appendix 3, access to the presentation : <http://fr.slideshare.net/INIVE/cib-tg66-north-america-webinar-20101012-4-evangelina-hirata-6681155>

As opposed to developed countries, the greater part of energy used in the home is for cooking purposes:



There are marked differences between the homes of middle- and high-income social groups, and those of low-income groups.

HOME CONSTRUCTION		
Houses built	By whom	Home type
➤ Middle and upper income housing	<ul style="list-style-type: none"> ▪ Housing Developers ▪ Land owner (w/architect & contractors) 	Single - family detached (2 to 50 houses)
➤ Low income housing	<ul style="list-style-type: none"> ▪ Housing Developers ▪ Self-construction 	Multi - family or single family housing developments (100 to 2500 houses)

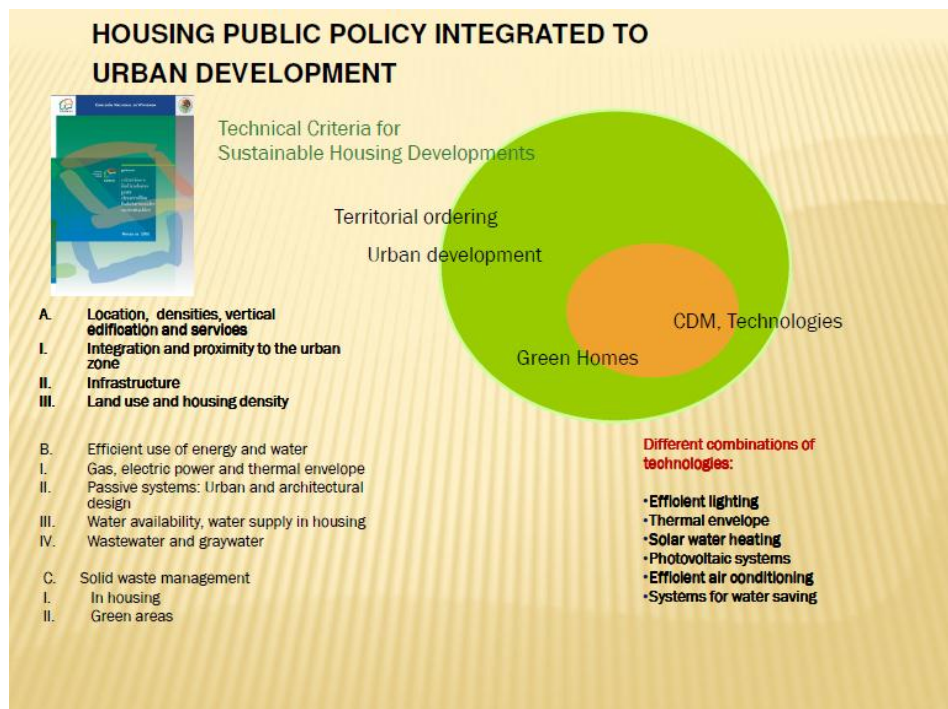




Housing developments for low-income populations can be sizeable, some offering up to 15 000 homes:

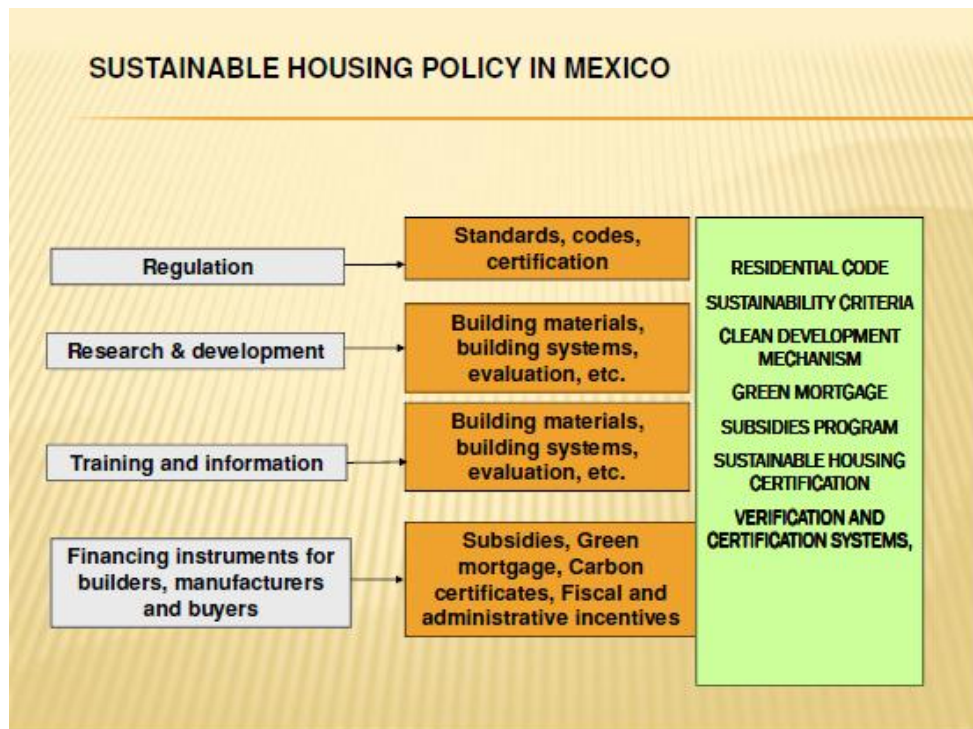


Thus, it is important to take into account the urban development aspect:

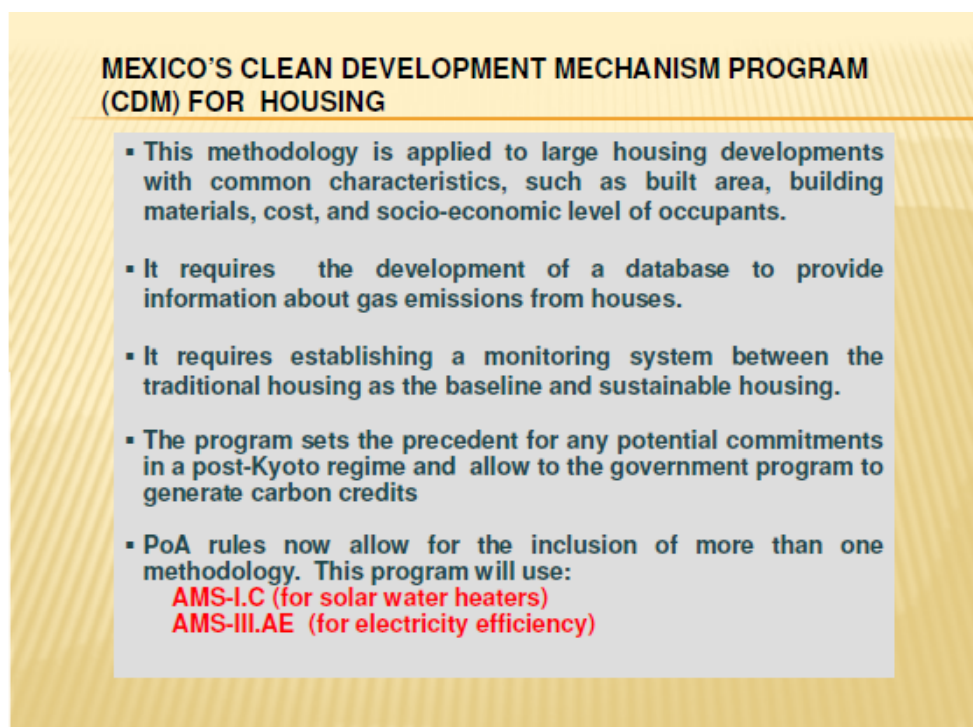


CIB – CSTB Carnot Institute. *The implementation of energy efficient buildings policies: an international comparison. CIB Task Group 66 « Energy and the Built Environment » - Review of activities 2009-2012. Final report. English version. Jean Carassus. August 2013.*

The energy efficiency policy encompasses research and development, regulation, training, information and financial incentives.



Financing can be provided by developed countries in the framework of the Clean Development Mechanism (CDM) defined in the Kyoto agreement ...



... and by national support.

FINANCING INSTRUMENTS

✓ Federal Subsidies

The federal government through the program *Esta es tu casa*, (This is your Home) contributes to the building of sustainable housing by giving subsidies to low income housing buyers that are not able to cover financing granted.

Houses shall include basic technical criteria:

- Gas,
- Electricity
- Water

Home buyers are able to get savings on:

- Energy consumption
- Utility payments (gas, electricity and water)
- CO₂ emissions



✓ Green Mortgage

Green mortgage is based on additional capacity generated from savings in consumption of electricity, gas and water.

Thus, permitting to increase the amount of credit that an employee is entitled to because of a higher home value derived of the energy efficiency technologies.

It is essential to integrate energy and environmental criteria into the construction of new large-scale housing developments:

FINAL REMARKS

- ✓ Mexico is committed to continue the energy efficiency programs in housing in the short and long terms; these programs are integrated to a CO₂ reductions programs.
- ✓ Through federal programs, home builders are encouraged to build low income housing that includes sustainable characteristics.
- ✓ The manufacturer sector of green technologies has grown to offer home builders, the products they need at a much more competitive price.
- ✓ The challenge is that every new house built in Mexico, it's built with sustainable criteria that results in energy savings and CO₂ reductions to the atmosphere among other benefits to environment.

It should be mentioned that the UNEP-SBCI published a discussion document in 2009 comprising an estimation of the situation and recommendations for an energy efficient buildings policy in Mexico⁷¹.

⁷¹ Access to the report: « Greenhouse Gas Emission Baselines and Reduction Potentials from Buildings in Mexico »: <http://www.unep.org/sbci/pdfs/SBCI-Mexicoreport.pdf> This report was sponsored by CSTB.

8. THE SOUTH AMERICAN APPROACH

8.1 A very different approach compared to developed countries, based on the case of Uruguay

Alfonso Blanco, Director of Uruguay's Energy Efficiency Project⁷², made a clear presentation of the very different issues of developing countries compared to developed countries.

The following are the usual barriers to energy efficiency:

Common Barriers to Energy Efficiency

Economic Barriers

- ✓ Energy Lifecycle Costs of buildings are not internalized by consumers. The builder generally is not the end user and investors usually maximize short-term benefits if clients do not require energy performance. Investors are not willing to innovate and try to avoid any innovation risk.
- ✓ The problem of 'shared goods' in real estate. Negative externalities of inefficient use of resources or the positive economic signals (e.g.: the benefits of efficient energy use) are shared equally between 'good consumers' and 'wasteful consumers'.
- ✓ The effect of energy prices. Prices should reflect energy costs.

Information & Awareness Barriers

- ✓ Lack of access of energy efficient technologies and practices information. In order to create energy efficiency demand, consumers must be informed.

Institutional Barriers

- ✓ Complex institutional framework. Many agencies have direct responsibilities on the sector, which create additional difficulties in the design and implementation of coordinated policies.

Regulatory and technical Barriers

- ✓ Lack of regulations and technical standards to measure energy efficiency in buildings.

Financial Barriers

- ✓ Lack of access to financing so as to incorporate energy efficiency in buildings.

⁷² Cf Appendix 4, access to the presentation : <http://fr.slideshare.net/INIVE/cib-tg66-south-america-webinar-20101104-3-alfonso-blanco>

In developing countries where basic needs are not covered, access to energy and the reduction of energy poverty are priorities:

EE in Buildings: The low hanging fruit?



Vs.



Inequality

This is a fact in emerging economies, including LAC countries. In emerging economies there are some basic needs that should be resolved.

So, energy efficiency does not necessarily involve energy consumption reduction in buildings' sector. Improve energy access and reduce energy poverty is a policy priority in order to guarantee energy access as a human right.

In fact, there are specific additional barriers in a context of poverty and pronounced inequalities:

Additional Barriers to Energy Efficiency in inequality contexts

Social Barriers

- ✓ Universal access to energy. Quality and quantity of energy.

Political Barriers

- ✓ Moral conflict related to the solution of the housing problem. Political decisions involve few housing solutions with acceptable quality and performance standards, or more housing solutions with minimum performance and quality. The moral conflict has direct implications, political penalties or benefits.

Economic Barriers

- ✓ The social costs related to poor health conditions in housing are not internalized.
- ✓ With decreasing income levels and social indicators, it is obvious that the quality of buildings is reduced but also there is a direct correlation with the illegal connections to the system and the effect of the positive economic signals of the energy efficiency.

Behavioral Barriers

- ✓ Cultural barriers to energy efficiency increase in sectors with lower levels of education.

Regulatory and Technical Barriers

- ✓ High levels of informality in the construction sector and connections to water and energy services.
- ✓ Lack of access to new technologies (cost and knowledge).

Financial Barriers

- ✓ Lack of access to formal financing in most of disadvantaged social sectors.

Thus, the importance of a socioeconomic approach taking into account the issues of access to energy and social inclusion; energy efficiency should not be restricted to a technological and regulatory approach⁷³ :

**The problem of the policy makers in emerging countries.
How to 'catch' the 'fruit' with additional constraints?**

In emerging countries energy efficiency in buildings acquires a different dimension than energy efficiency in developed countries. The environmental impact of energy consumption is not the driver of the energy efficiency in buildings.

The key issue for success in inequality contexts is to convert the energy efficiency in a 'bridge' correctly designed to incorporate the social inclusion, and improve energy access. A social and economical approach is necessary in order to resolve energy poverty and access.

Long term policies including housing, social and urbanization point of views in coordination with energy policies.

So, in Emerging Countries energy efficiency remains to be 'the low hanging fruit' in building sector, but long-term strategies and a multidimensional approach should be considered to successfully 'catch' the potential.

Not just technology or regulation



A holistic approach to energy efficiency is being implemented in Uruguay.

⁷³ In a different context, this socioeconomic approach can in fact also be applied to developed countries, where a technological and regulatory approach is generally too restrictive and where part of the population suffers from fuel poverty.

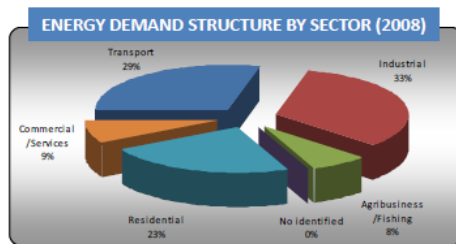
In Uruguay, buildings account for as much energy consumption as industry and more than the transport sector:

The Case of URUGUAY

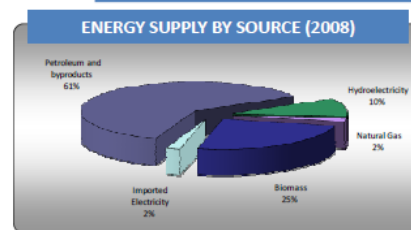
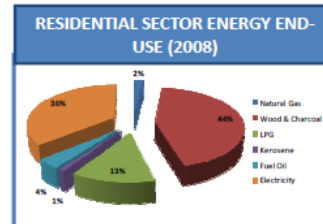
Uruguay is one of the countries of the region with better social indicators, but the previous barriers identified to energy efficiency are still present.

Promoting energy efficiency implies breaking down each of the identified barriers with a social, institutional, economic, technological, regulatory, political, access to information, cultural and behavioral change approach.

From 2005 using this framework Uruguay started energy efficiency policies in buildings.



Source: Energy Balance 2008. DNETN – MIEM, Uruguay



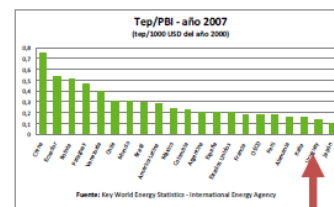
In the residential sector, hot water, lighting and refrigerators are the main items of energy consumption:

The Case of URUGUAY

The energy consumption in residential and commercial sectors show particular features:

- Low energy intensity.
- The electricity is the most important energy source in buildings.
- Biomass from renewable forest is used during winter season and traditional barbecues ('asado', wood stoves and fireplaces, CULTURAL)
- 34% of the electricity in residential sector is used in water heating, more than 90% of the residential sector use electric boilers for water heating.
- 17% of the electricity is used in refrigerators.
- 14% of the electricity consumption is due to lighting.
- Due to the country weather conditions (temperate) heating (winter) or air conditioning (summer) is needed in short periods of the year.
- Condensation and humidity represent a particular problem for buildings.

Energy efficiency policies should be focused on the energy consumption of buildings considering the characteristics of the energy demand of the country.



Different approaches are needed for commercial users, middle and high-income households, and low-income households.

Economic Approach

Trade-offs between embodied energy and operating energy

The embodied energy in building materials needs to be considered along with operating energy in order to reduce total lifecycle energy use by buildings. For typical standards of building construction, the embodied energy is equivalent to only a few years of operating energy, although there are cases in which the embodied energy can be much higher. For traditional buildings in developing countries, the embodied energy can be large compared to the operating energy, as the latter is quite low.

- For residential consumers with medium and high incomes, domestic economic signals of energy prices are adequate, but there is no internalization of life cycle energy costs in real estate prices. Energy prices in URUGUAY in long term reflects energy generation costs.
- Smart Grids, starting with smart metering in industrial, commercial and residential buildings. At present around 25,000 residential consumers have smart metering and the goal of the utility company for 2011 is to reach up to 50,000. Users have a positive economic sign to modify their electricity tariff when the consumption is over 400 kWh/month.

Issues that need to be addressed:

- Reduce upfront costs: grants, tax credits, subsidies
- More information to create consumers awareness.
- Access to finance to internalize energy costs in real estate prices.
- Taxes reduction to promote energy efficiency.



Social and Economic Approach for low income residential sector

Energy Access policies and energy poverty reduction

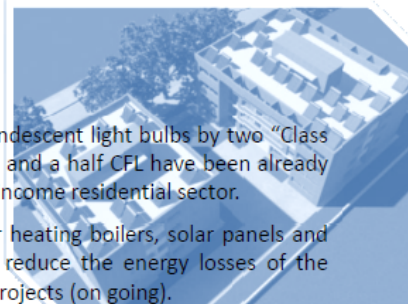
In URUGUAY electrification rate is higher than 98.5%.

For low income residential consumers, the strategy is to provide the proper economic signals for the regularization of energy services (including efficiency and safety conditions). A social assistance system including social security and health services is associated and conditioned to the regularization of energy utility services. The subsidies to energy for low income consumers are conditioned to a maximum energy consumption to assure energy efficiency, energy efficiency solutions and improvement of safety conditions is also provided. The program is included in a gradual social assistance policy designed for each particular group of slums. Demonstrative projects are under execution.

Residential Equipment Replacement Program

Residential electricity users were able to replace two incandescent light bulbs by two "Class A" Compact Fluorescent Lamps (CFL). More than a million and a half CFL have been already delivered, the main impact of this program was in the low income residential sector.

The next replacement programs will be focused on water heating boilers, solar panels and refrigerators. The replacement gives the opportunity to reduce the energy losses of the system. Incorporation of solar energy in national housing projects (on going).



A regulatory device (including thermal insulation and solar energy for new buildings and an action plan for public buildings) is being implemented:

Institutional and Regulatory Approach

To promote EE in buildings, a regulatory and institutional framework should support the energy policy and strategies to remove energy efficiency barriers

- Efficient Use of Energy Promotion Law (Sept. 2009). Coordinate and align actions between the central and local governments.
- Thermal Solar Energy Promotion Law (Sept. 2009). Nature of Target: Electricity Savings. Mandatory incorporation of solar technology to new buildings in hot water intensive sectors.
- Thermal Insulation Prerequisites for Buildings (Local Government Regulation 2928/09, July 2009). Mandatory efficiency standards for new buildings.
- Creation of Energy Plan for Public Buildings (establishment of minimum energy savings, 5% regarding 2007 energy consumption, and should have a Energy Manager). (Decree 527/008, October 29th 2008).
- Authorization for consumers to feed-in electricity to the grid if it is generated from wind, solar, biomass or mini hydro power. (Decree 173/010, June 6th 2010).

Pending issues: taxes reduction for 'green' technologies and buildings. Coordination with local governments in order to establish EE requirements for buildings and controls. Green leases. Incorporate solar energy in national housing projects.

8.2 The examples of Brazil, Argentina, Chile and Venezuela

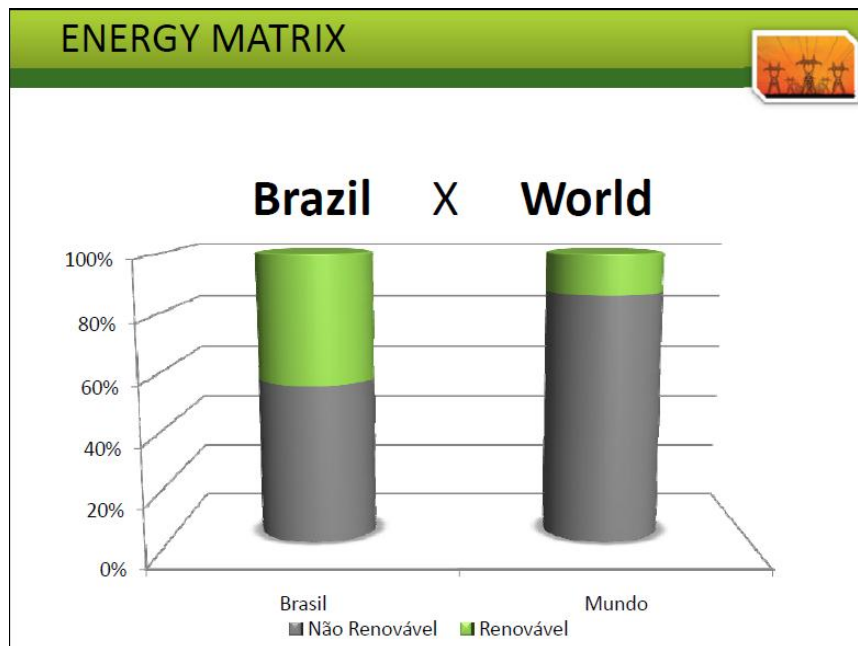
Vahan Agopyan, professor at the Polytechnic School of the University of Sao Paulo, and Roberto Lamberts, professor at the Federal University of Santa Catarina (Brazil)⁷⁴, presented the Brazilian experience.

⁷⁴ Cf Appendix 1 access to the presentation :

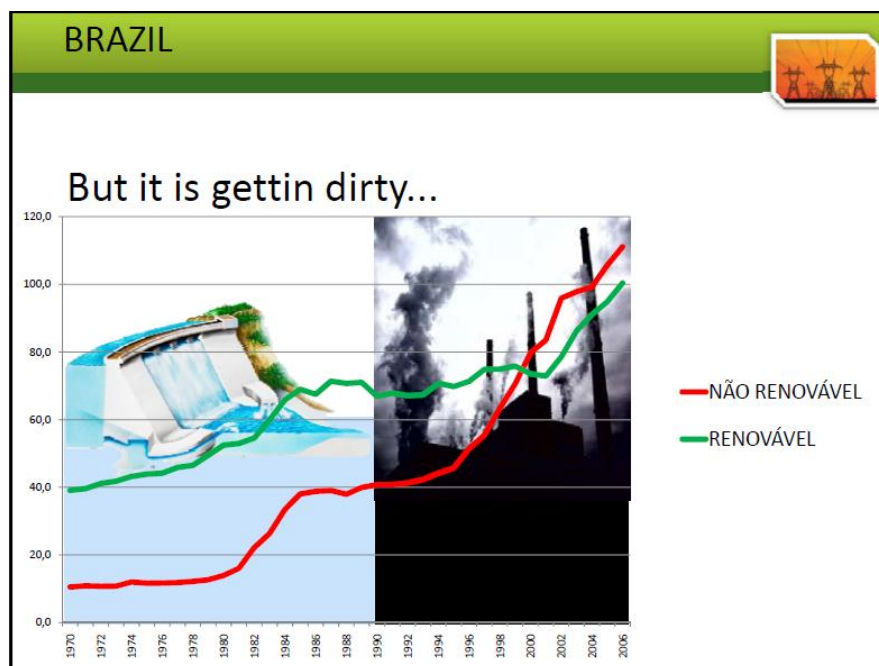
http://www.cstc.be/homepage/download.cfm?dtype=services&doc=13_Agopyan_Brazilian_presentation_final.pdf&lang=en

and Appendix 4 access to the presentation : <http://fr.slideshare.net/INIVE/cib-tg66-la-2010-1104-6-roberto-lamberts>

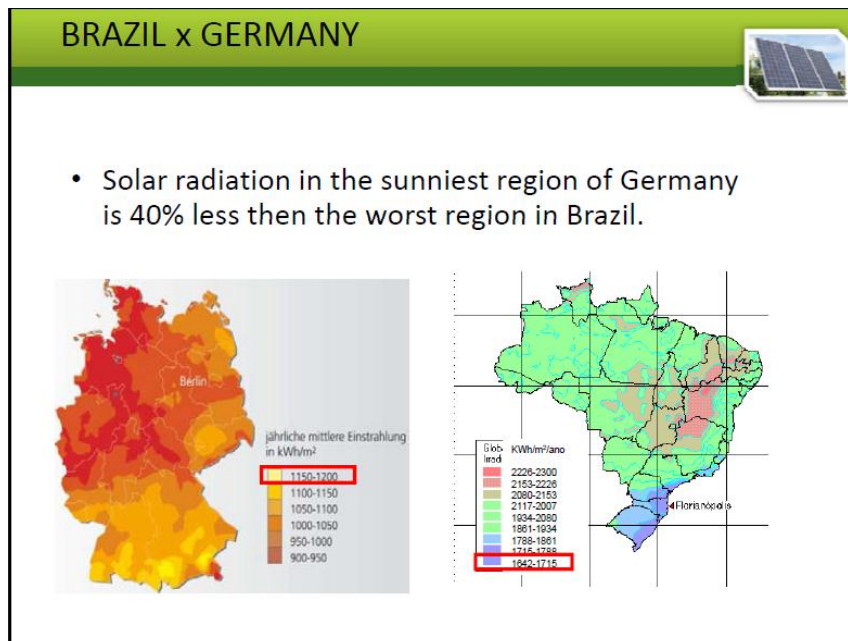
They stressed the fact that, compared to developed countries, renewable energy represents a very large share of overall energy in Brazil:



However, this share has been falling sharply since the country began its rapid development in the mid 90's:

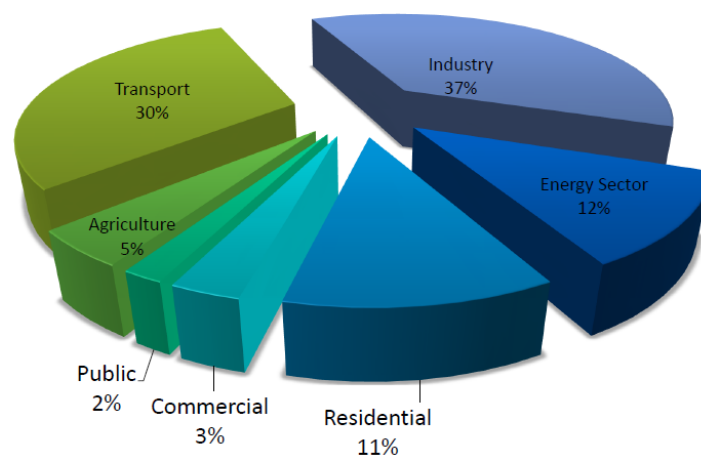


Moreover, it is paradoxal that a number of developed countries, where the possibilities are limited compared to Brazil, are actively promoting solar energy:

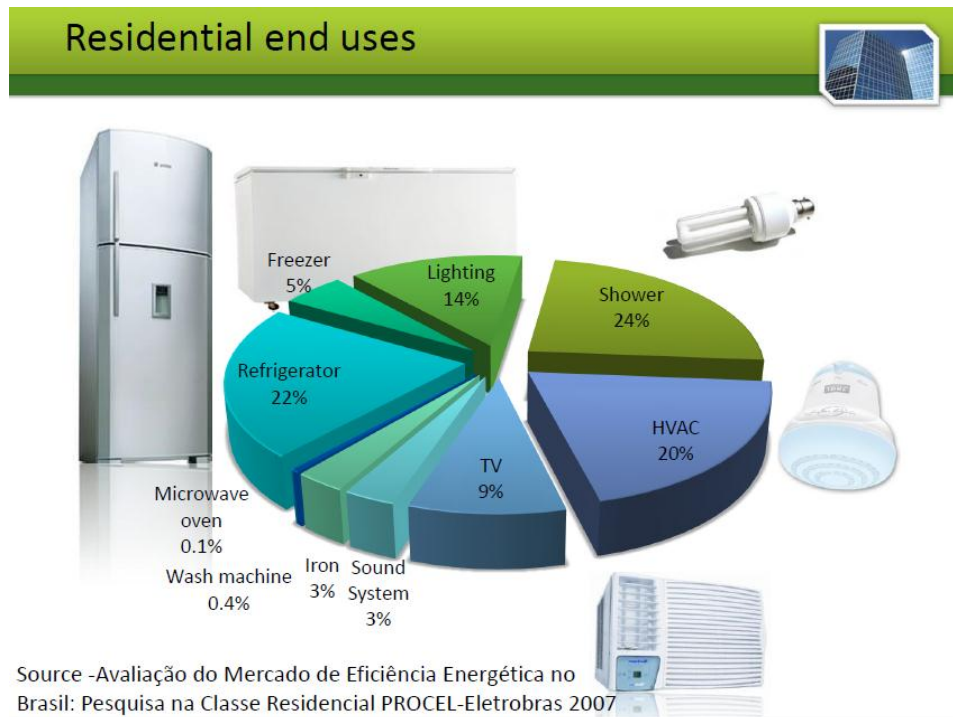


In contrast with many developed countries, buildings account for less energy consumption than transport and industry in Brazil:

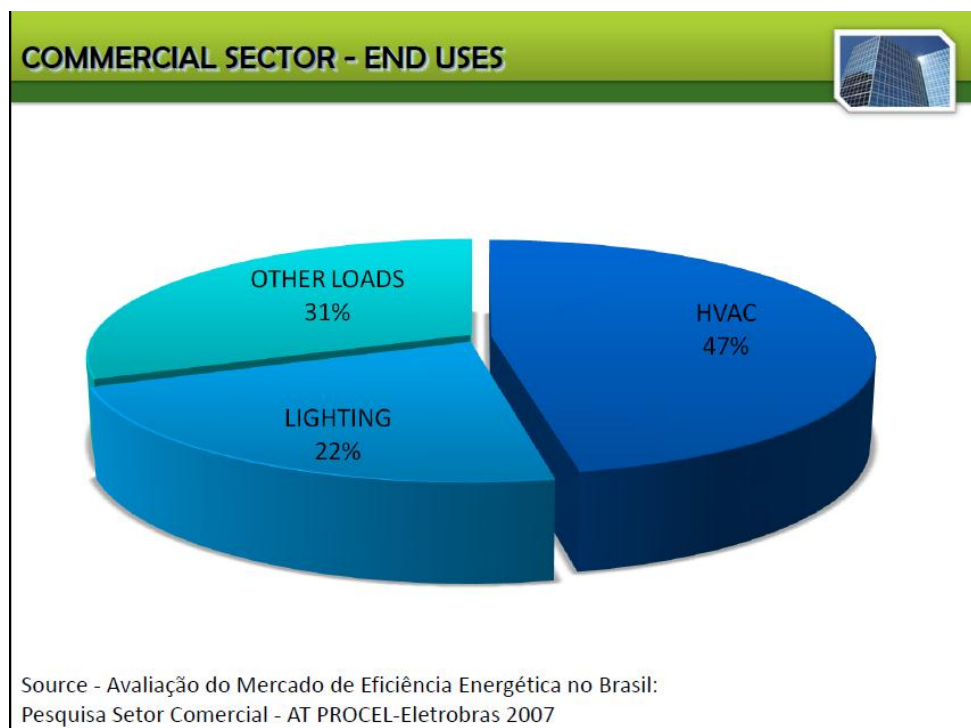
TOTAL ENERGY CONSUMPTION IN BRAZIL



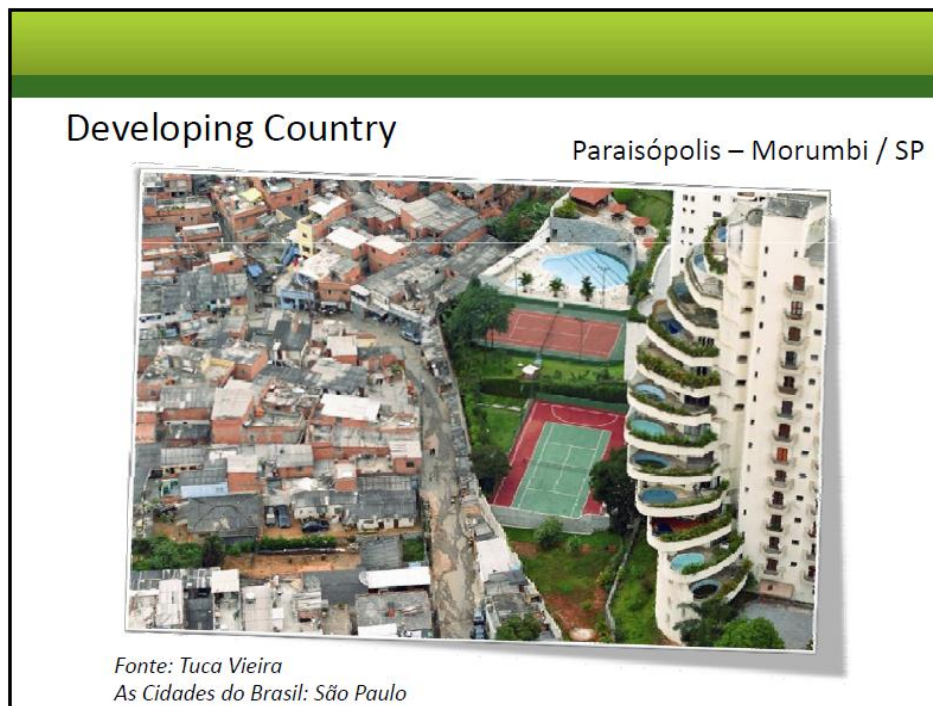
In the residential sector, hot water, lighting and domestic appliances use the most energy, with heating accounting for only a small share, unlike the developed countries in the north:



In the commercial sector, air conditioning and lighting are major items:



The residential sector is undergoing large-scale development. This sector is highly contrasted, with luxury housing on the one hand and informal substandard housing on the other:



In the early 2000s, two laws set a general legislative energy efficiency framework and two standards were defined, including one for thermal performance through bioclimatic design:

LAWS AND STANDARDS

- **LAWS:**

- Law 9991 – 2000, investments in R&D and energy efficiency by utilities
- Law 10295 2001 , energy efficiency law
 - Develop energy efficiency
 - Minimum efficiency standards
 - Buildings on the agenda



- **Standards:**

- ABNT 15220- Thermal performance (Bioclimatic design)
- ABNT 15575- Minimum performance standard

An energy performance labelling scheme has been designed for domestic appliances:



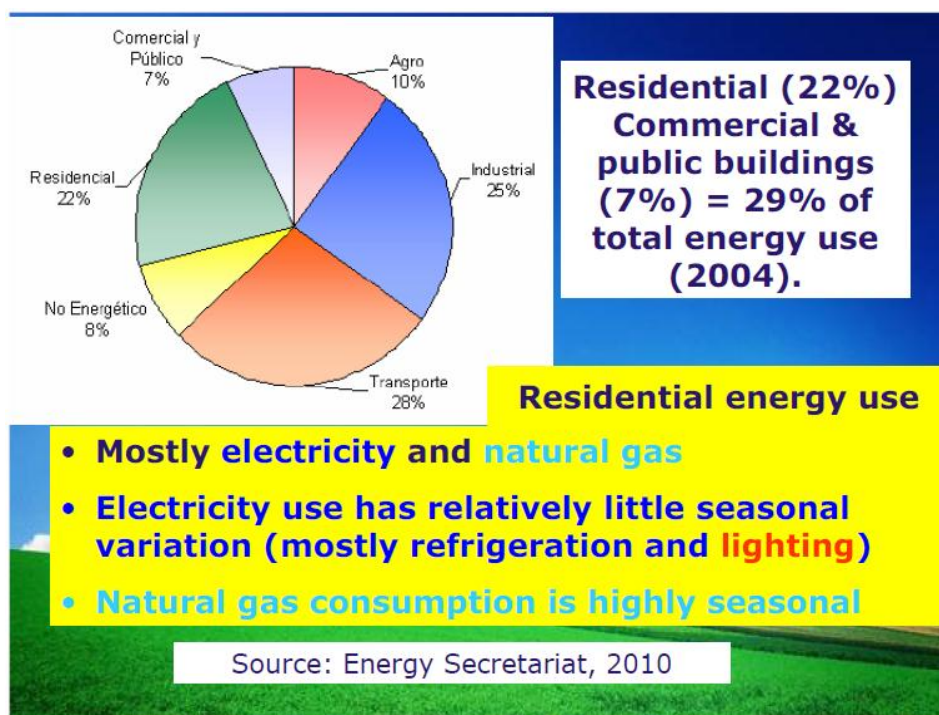
The country is gradually defining its energy efficiency plan. Environmental certification is being developed in the commercial sector and initiated in the residential sector.

The extent of informal construction makes it difficult to effectively implement the energy efficiency policy:

Conclusions

- Law 10295 2001 , gives the country a good framework for implementing energy efficiency
- There are standards but the enforcement is very difficult- Informal market
- Energy efficiency is part of the national energy planning now
- The national energy efficiency plan is being finalised
- Labels for commercial building are being used (voluntary) but we still have a long way to make them compulsory
- Labels for residential buildings are being implemented this year (voluntary)

In Argentina, Gautam Dutt, an expert with MGM Innova⁷⁵, pointed out that buildings use as much energy as transport and more than industry:



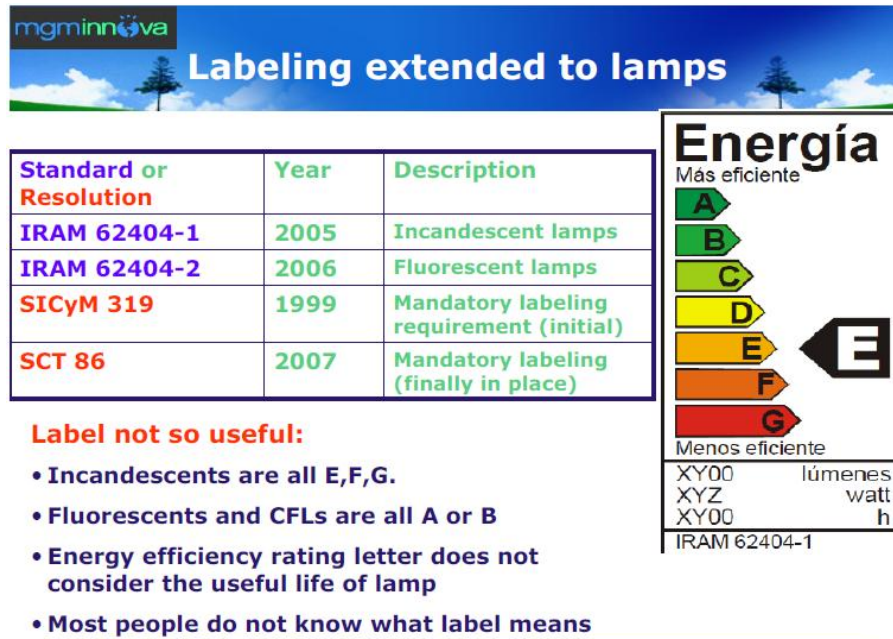
Domestic appliances, such as refrigerators, are gradually being equipped with energy performance labels:

Refrigerator testing and labeling

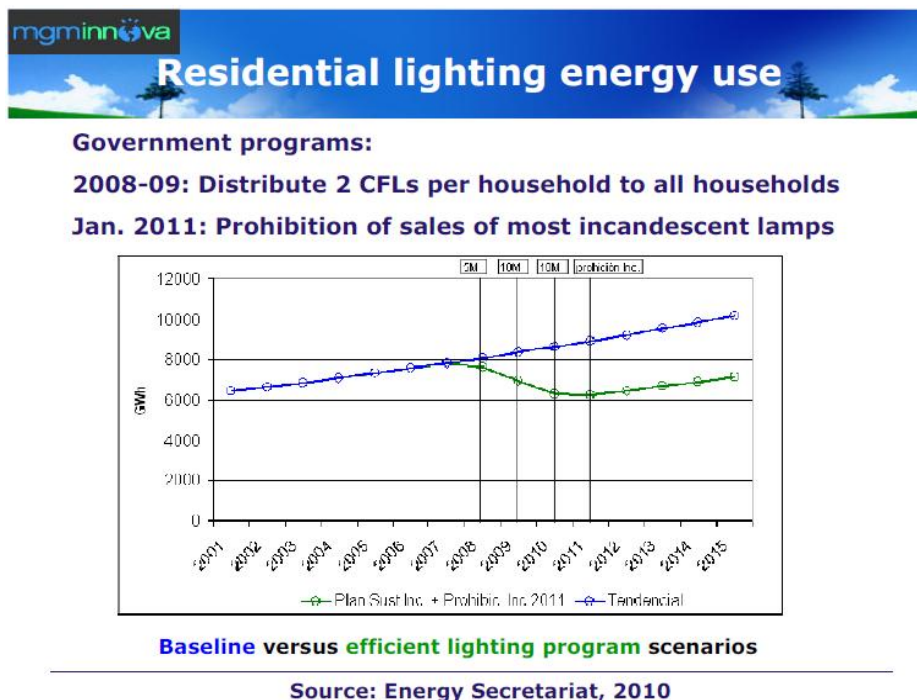
Standard or Resolution	Year	Description
IRAM 2404-1	1997	Measurement of energy consumption
IRAM 2404-2	2000	Measurement of noise
IRAM 2404-3	1998	Label design
SICyM 319	1999	Mandatory labeling requirement (initial)
SCT 35	2005	Mandatory labeling (finally in place)

⁷⁵ cf Appendix 4, access to the presentation : <http://fr.slideshare.net/INIVE/cib-tg66-south-america-webinar-2010-11-04-2-gautam-dutt-temporary-file>

...and light bulbs:

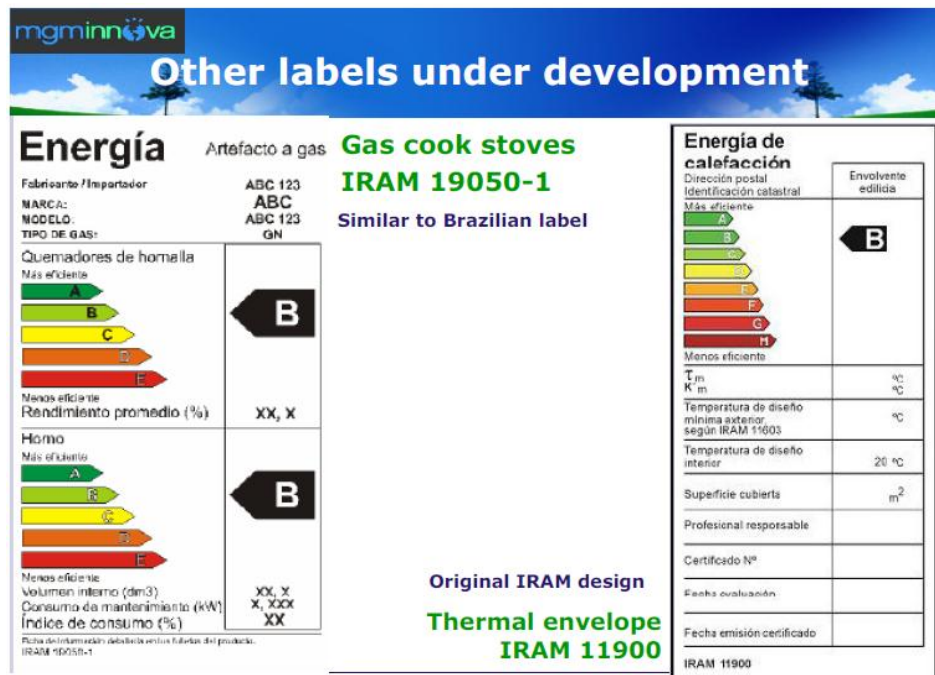


Incandescent lamps are prohibited and compact fluorescent lamps distributed to the general population:



CIB – CSTB Carnot Institute. *The implementation of energy efficient buildings policies: an international comparison. CIB Task Group 66 « Energy and the Built Environment » - Review of activities 2009-2012. Final report. English version. Jean Carassus. August 2013.*

An energy performance label is being developed for the thermal envelope of buildings:



The on-going action plan has been defined:




National Program for the Rational and Efficient Use of Energy

Key elements (for building energy efficiency)

- ❖ Replace incandescent lamps by CFLs
- ❖ Develop Minimum Efficiency Performance Standards (MEPS) for major end uses
- ❖ Education
- ❖ Energy efficiency in public buildings

The action plan concerns primarily energy use in buildings:



Conclusions

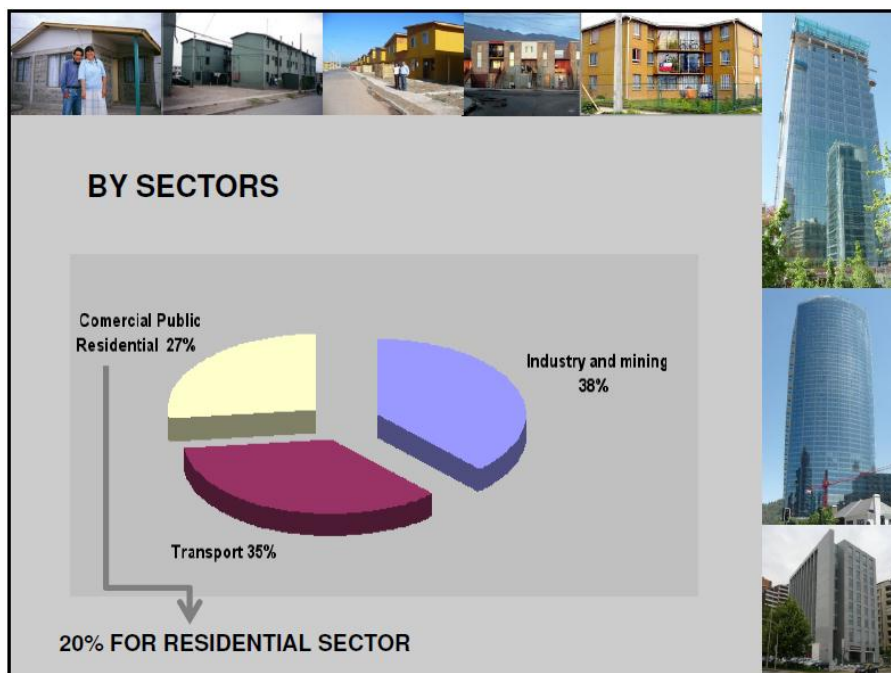
Significant energy efficiency improvements have been seen in recent years:

- ❖ **Residential refrigerators: labels + manufacturer initiatives**
- ❖ **CFLs: consumer awareness + free distribution**
- ❖ **Building thermal envelope: builder initiatives**

Future efficiency improvement:

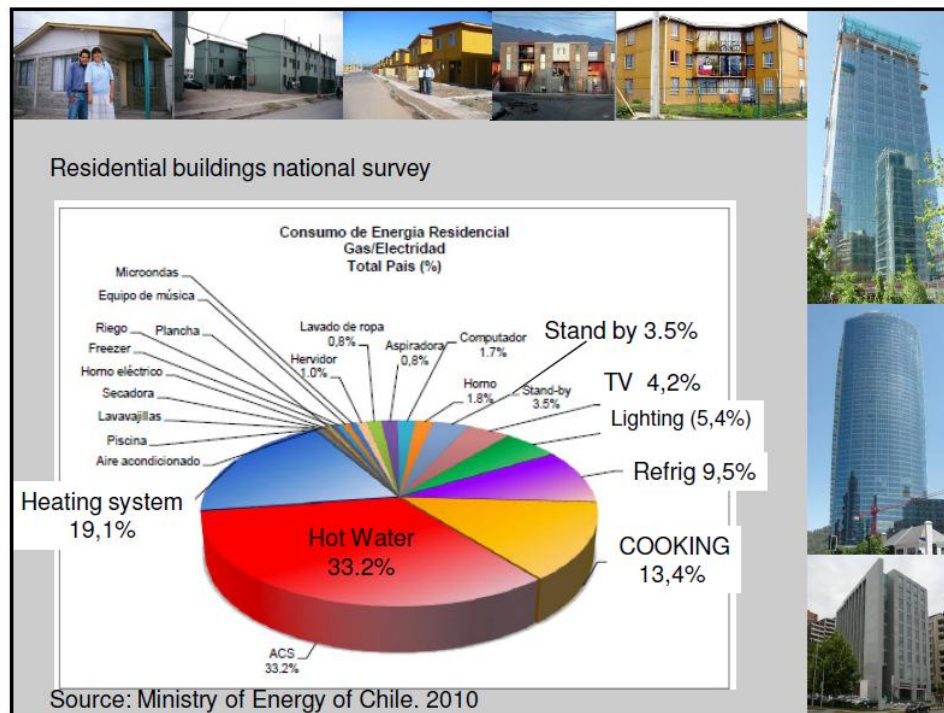
- ❖ **Ban on incandescents (2011)**
- ❖ **MEPS for refrigerators and air conditioners**
- ❖ **Eliminate pilots in gas water heaters**
- ❖ **Labeling and MEPS for gas appliances**
- ❖ **Labeling of building thermal envelope**

In Chile, Waldo Bustamante, professor at the School of Architecture of the Catholic University of Chile⁷⁶, indicated that buildings account for less energy consumption than transport or industry:



⁷⁶ cf Appendix 4, access to the presentation : <http://fr.slideshare.net/INIVE/cib-tg66-la-2010-1104-5-waldo-bustamante>

In the residential sector, hot water and cooking account for almost half of energy consumption, heating for under 20%, and domestic appliances and lighting for a little over one third:



The first thermal regulation was introduced in 2000. It concerned only loft insulation. The 2007 regulation concerns the walls, floors and windows, with the country divided up into 7 thermal areas:

CHILEAN THERMAL REGULATION FOR (NEW) HOUSING

1st STEP : 2000

Maximun U values for
Ceiling of new residential buildings

2nd STEP: 2007

Maximum U values for Walls
Floor (excepting floors over ground)

Máx area of windows according tu U value

STANDARDS (Residential buildings)							Max Area Windows		
ZONA TÉRMICA	Ceiling		Walls		Floor		Single glazing	Double Glazing	
	U W/m ² K	Rt m ² K/W	U W/m ² K	Rt m ² K/W	U W/m ² K	Rt m ² K/W		3,6 W/m ² K >U> 2,4 W/m ² K	U <= 2,4 W/m ² K
1	0,84	1,19	4,0	0,25	3,60	0,28	50%	60%	80%
2	0,60	1,67	3,0	0,33	0,87	1,15	40%	60%	80%
3	0,47	2,13	1,9	0,53	0,70	1,43	25%	60%	80%
4	0,38	2,63	1,7	0,59	0,60	1,67	21%	60%	75%
5	0,33	3,03	1,6	0,63	0,50	2,00	18%	51%	70%
6	0,28	3,57	1,1	0,91	0,39	2,56	14%	37%	55%
7	0,25	4,00	0,6	1,67	0,32	3,13	12%	26%	37%

No standards for ventilation

No standards for infiltration

No standards for cooling periods

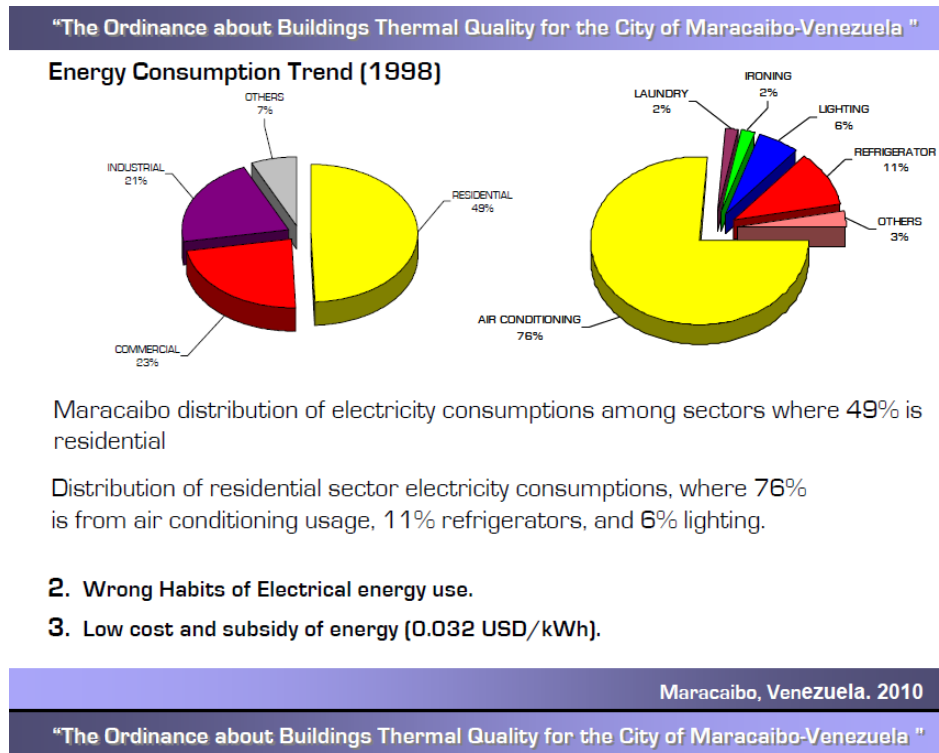
No requirements for thermal bridges and “non ventilated” floors

No standards for avoiding condensation

The heating demand defined by the regulation ranges from 21 to 185 KWh/m²/year depending on the geographical area:

City	Thermal Zone	Máx U Wall W/m ² K	Máx U Ceiling W/m ² K	Minimum Heating Demand kWh/m ² year
Iquique	1	4,0	0,84	21
Calama	2	3,0	0,60	123
Copiapó	2	3,0	0,60	59
Valparaíso	2	3,0	0,60	80
Santiago	3	1,9	0,47	100
Concepción	4	1,7	0,38	115
Temuco	5	1,6	0,33	131
P. Arenas	7	0,6	0,25	185

Nastia Almao, emeritus professor at the University of Zulia (Venezuela), gave a presentation on the ordinance related to the thermal quality of buildings for the city of Maracaibo⁷⁷. Urban development has gone ahead uncontrolled in this city and accounts for three quarters of total energy consumption, with a large share used for air conditioning in the residential sector :



4. In the last decades, the urban development of the City of Maracaibo, was characterized by a violent unplanned expansion, resulting in profound changes in the environmental and aesthetic quality of the urban area.
5. The architecture of the city was not consistent with local climatic conditions, with the subsequent installation of mechanical air conditioning units of high cooling capacity.
6. Absence of laws regulating the thermal quality of buildings.




Maracaibo, Venezuela. 2010

⁷⁷ Cf Appendix 4, access to the presentation : <http://fr.slideshare.net/INIVE/cib-tg66-la-2010-1104-1-nastia-almao>

The Maracaibo ordinance is the first regulation of its kind in the country:

"The Ordinance about Buildings Thermal Quality for the City of Maracaibo-Venezuela "

Ordinance on Buildings Thermal Quality for the city of Maracaibo



Approved by Municipality Chamber on February 2th, 2005
Published in the Municipality Gazette on July 20th, 2005
Taking effect on January 20th, 2006.

Being the first regulation of this nature in Venezuela, a communication and outreach program was set up in order to:

- ✓ Inform, educate and capacitate the architecture and construction community, through frequent talks at local universities and audio-visual media, forums, conferences, workshops .
- ✓ Train those officials of the municipality, responsible for verifying compliance with the Ordinance.

Maracaibo, Venezuela. 2010

The ordinance defines a method of evaluation of the energy efficiency of building envelopes:

"The Ordinance about Buildings Thermal Quality for the City of Maracaibo-Venezuela "

The Ordinance presents a methodology to evaluate the energy efficient design of a building's envelope taking into account:

- ✓ Local climate
- ✓ Physical and thermal properties of local construction assemblies for walls and roofs
- ✓ Envelope external finishing
- ✓ Type, number of panes and dimension of window glass,
- ✓ Fenestration external solar protection and,
- ✓ Internal design temperature.

Maracaibo, Venezuela. 2010

It sets out an incentive system for different levels of thermal quality:

"The Ordinance about Buildings Thermal Quality for the City of Maracaibo-Venezuela "

Incentive Scheme

Urban Incentives

Special qualifications awarded in recognition for the contribution to energy savings.

Tax Incentives

Total or partial exemptions of buildings construction taxes are given as a benefit for achieving a special qualification:



Thermal Quality
Gold Seal

100%



Thermal Quality
Silver Seal

50%



Thermal Quality
Bronze Seal

25%

Maracaibo, Venezuela. 2010

"The Ordinance about Buildings Thermal Quality for the City of Maracaibo-Venezuela "

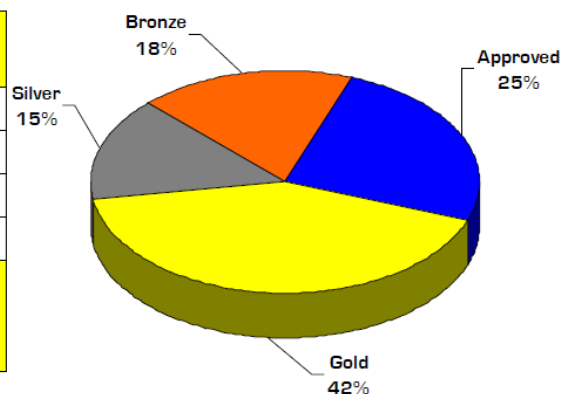
Ordinance Implementation Results (2006 - 2010)

Statistic of the Project Evaluated

Year	Requested Permission
2006	69
2007	70
2008	124
2009	18
Total Construction Permits	281

76% residential and 24% non residential

Special Qualifications 2006-2009



Datos: Arq. E. Amador 2010. Según datos del CPU Alcaldía de Maracaibo

Maracaibo, Venezuela. 2010

The ordinance and its implementation pave the way for the development of energy efficient buildings in the country:

"The Ordinance about Buildings Thermal Quality for the City of Maracaibo-Venezuela "

Concluding Remarks:

- The Ordinance has brought benefits to: building end user; promoters; state and municipality; electricity company and the environment.
- It has been important having established an incentive regime.
- It has served to acquaint architects, engineers and contractors to design buildings with energy conservation criteria.

Projects in process:

To extend this ordinance application to other municipalities of Venezuela.

Stepping forward, including regulations for the others energy systems of the building.

Certification of Energy Efficiency in Buildings.

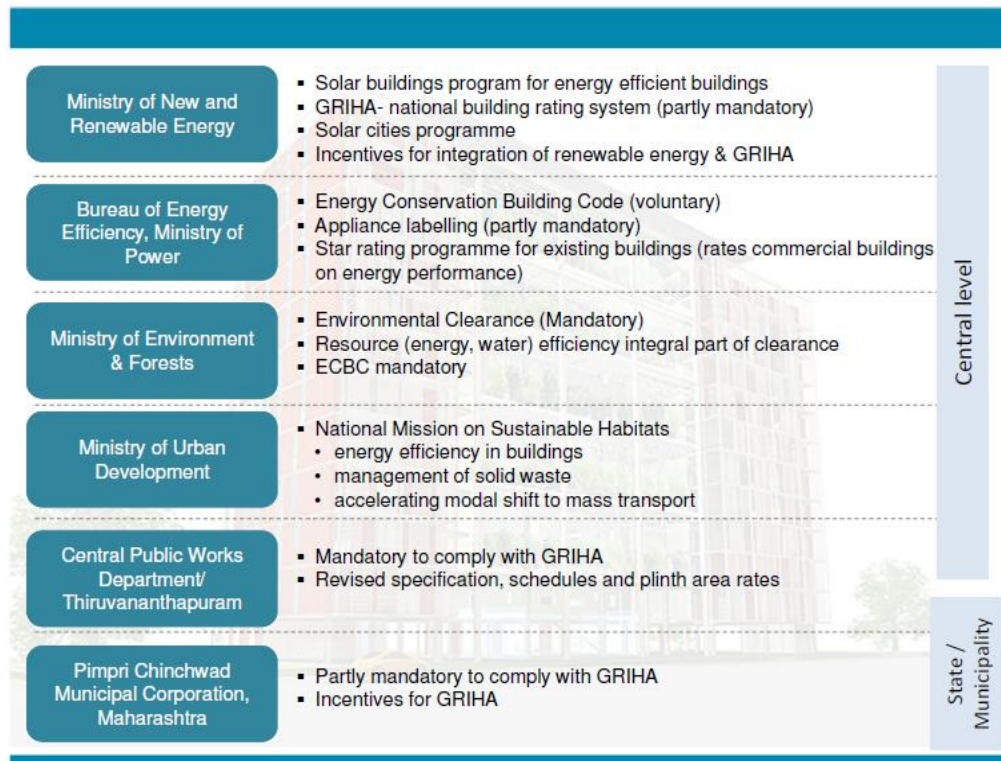
Maracaibo, Venezuela. 2010

9. ELEMENTS ON INDIA, CHINA AND SOUTH AFRICA

9.1 India

Priyanka Kochhar, Sustainable Habitats Division, The Energy and Resources Institute, New Delhi⁷⁸ presented the experience of India.

No less than five ministries are involved in the energy efficient buildings policy and, in addition, policies are also defined by the different states and municipalities:



⁷⁸ Cf Appendix 5, access to the presentation : <http://fr.slideshare.net/INIVE/cib-tg66-india-webinar-20120628-priyanka-kochhar-energy-efficiency-in-buildings>

Priyanka Kochhar is the author of a report on sustainable buildings in India, published in 2010 under the auspices of the UNEP-SBCI: « The State of Play in Sustainable Buildings in India ». Access to the report : http://www.unep.org/sbci/pdfs/State_of_play_India.pdf

There is a strong need for convergence, particularly between central administration and the states:

Link between the Centre and State: roles and view points

- Implementation- no penalties for non-compliance
- The system works in silos
- Perceptions
 - Cost
- Interpretation of codes and standards
 - Flawed and old
 - Lack of integration and uniformity
 - Lack of clarity on application domain
(e.g ECBC does not talk about residential buildings)

The mechanisms for the implementation of energy efficient buildings policies concern five aspects:

Mechanisms to **implement** EEB policies

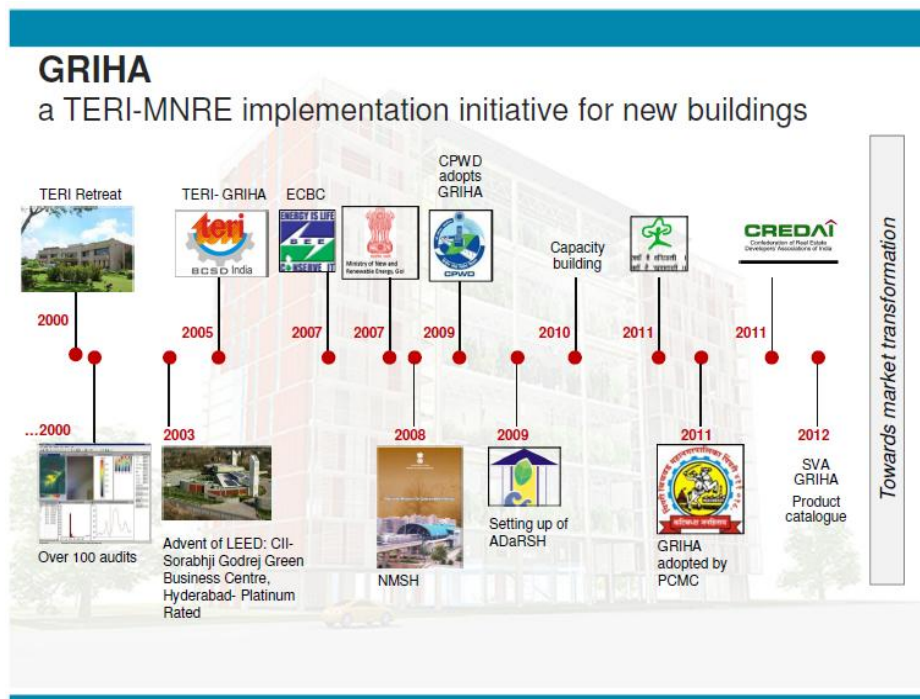
- Codes
 - National Building Code 2005
 - Energy Conservation Building Code 2007
- Rating systems
 - Green Rating for Integrated Habitat Assessment (GRIHA): MNRE*-TERI initiative
 - Leadership in Energy and Environment Design (LEED): CII* initiative
 - Eco Housing: Pune Municipal Corporation initiative
 - Star labeling for existing buildings: Bureau of Energy Efficiency (BEE), MoP** initiative
- Energy auditing
 - Identification of Energy Conservation Opportunities (ECO) for existing facilities
 - Quantification of energy use and misuse through instrumented measurements
 - Model analysis for suggested improvements
 - Implementation of the best solution
- Benchmarking
 - Appliance labeling
 - For hospitals, office & hotel buildings: BEE- USAID ECO III initiative
- Performance evaluation: to ascertain energy performance
 - Energy audit for existing buildings
 - Software analysis for new buildings

* Ministry of New and Renewable Energy, Government of India

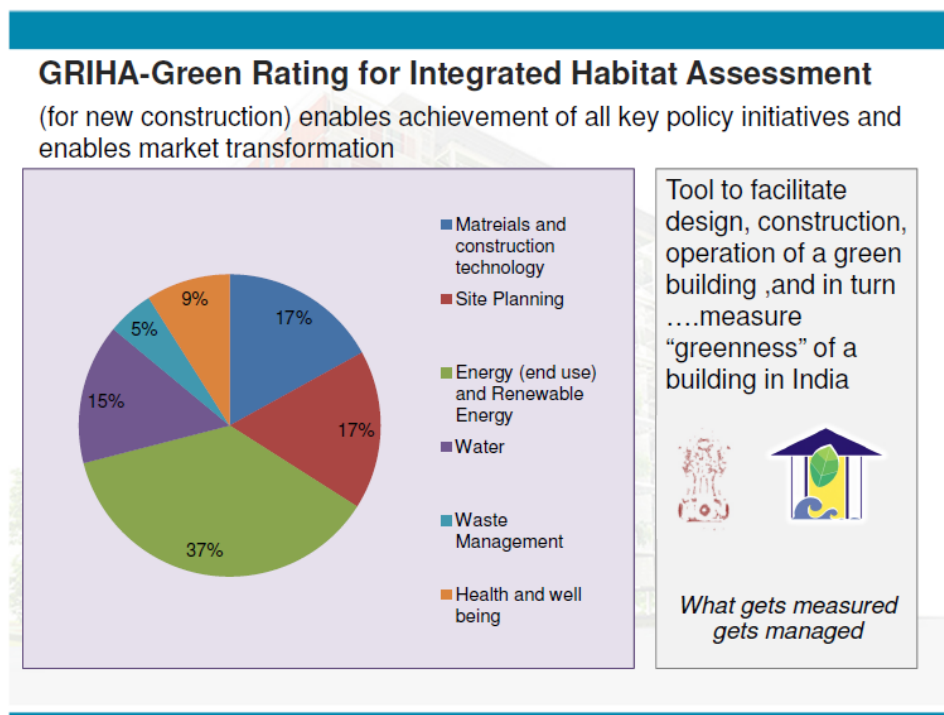
* Confederation of Indian Industry

**Ministry of Power, Government of India

The Green Rating for Integrated Habitat Assessment (GRIHA) is the result of a process initiated in the year 2000:



GRIHA, the use of which can be compulsory, enables the assessment of the environmental quality of buildings in six areas:



CIB – CSTB Carnot Institute. *The implementation of energy efficient buildings policies: an international comparison. CIB Task Group 66 « Energy and the Built Environment » - Review of activities 2009-2012. Final report. English version. Jean Carassus. August 2013.*

The device is adapted to the different building types and to the country's five, predominantly warm, climate zones:

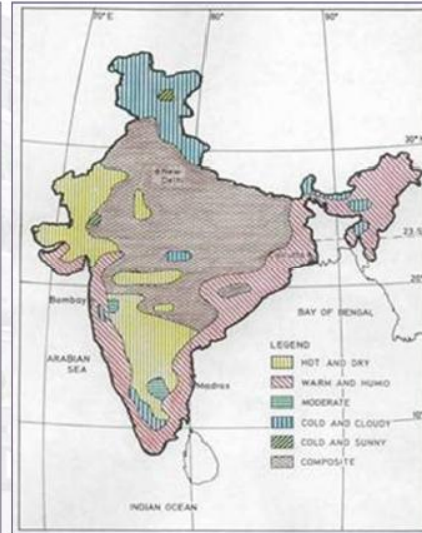
Salient features of GRIHA: Versatile rating system

Building types

- Commercial
- Residential
- Institutional
- Hospitals
- Hotels
- Any building as long as its not a factory building

5 climatic zones

- Hot – Dry
- Warm – Humid
- Composite
- Temperate
- Cold



GRIHA has a wide-ranging impact:

Impact of GRIHA

- 30% to 40% reduction in cost with negligible impact on project cost
- Resource use optimisation through design
 - 30%-70% energy consumption reduction
 - 50%-60% water consumption reduction
- Implementation of good practice on site
- Integration of renewable energy
 - Estimated 9 MW of SPV and 2000 kl SWH systems and full compliance with ECBC (for 10 mn sq m)
 - 5-30% of lighting energy consumption or its equivalent met through RE
 - Outdoor lighting on RE
 - Waste to energy
 - 20-70% of water heating needs met with solar water heating (also in sync with ECBC requirement for threshold value)
- Influencing and implementing policy

Optimization of energy use through solar passive building design & ECBC compliance

...with what can be a negligible incremental cost:



At the same time, the Indian Green Building Council (IGBC) has developed variants of the American LEED® certification, on a voluntary basis, with significant results:

Indian Green Building Council (IGBC) initiatives (voluntary)

- 7 variants of LEED and IGBC rating system (homes, townships, new construction, SEZs, factories, core and shell)
- 1.19 bn sq ft registered
- 254 rated projects

Mahua Mukherjee, Assistant Professor, Department of Architecture & Planning, Indian Institute of Technology, Roorkee, pointed out the strong pressure from growth in India⁷⁹.

INDIA: Growth Pressure

- Economy growing at ~8 % pa
- Population of 1.22 billion+
- Urban Housing deficit of 23 million
- 40 million rural Housing units deficit
- Increased migration to urban areas
- Climate refugees - Climate change induced post disaster reconstruction

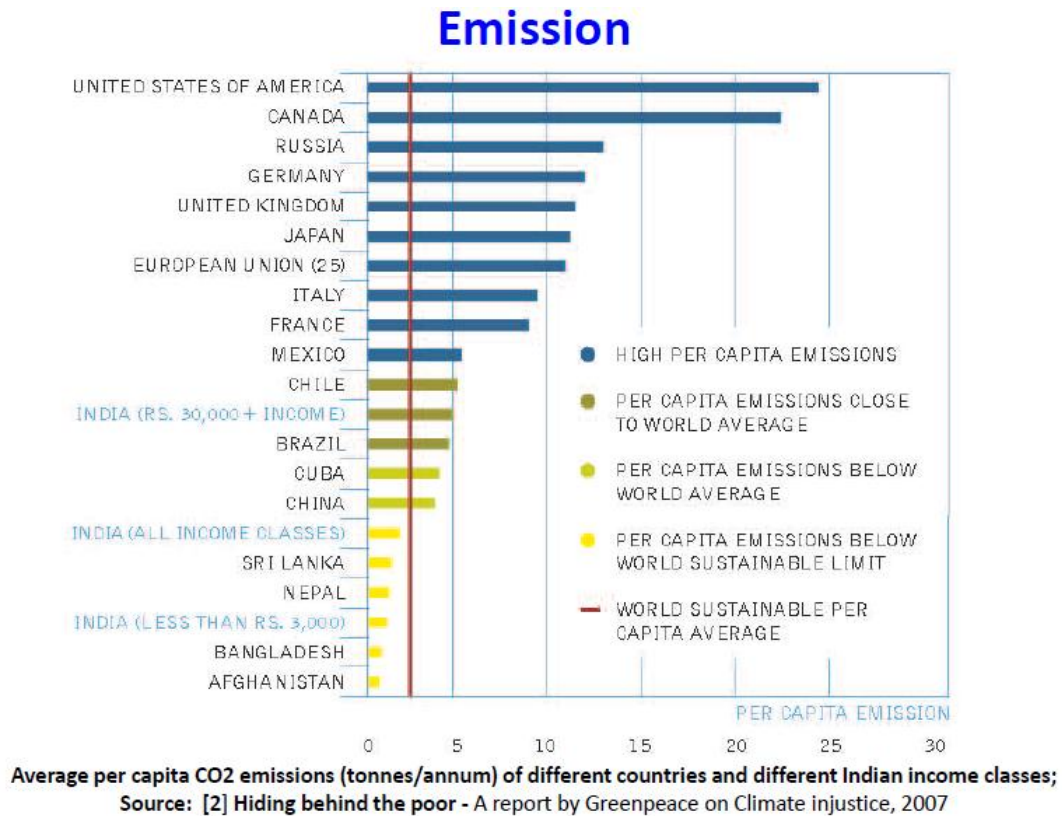
3. Census Data of India, 2011; Government of India

INDIA: Growth Drivers

- Fast urbanization
- Increased migration
- Younger population
- Population growth
- Increased aspirations

⁷⁹ Cf Appendix 5, access to the presentation : <http://fr.slideshare.net/INIVE/cib-tg66-india-webinar-20120628-mahua-mukherjee-beyond-the-building>

Greenhouse gas emissions per capita are much lower than in developed countries but they vary tremendously within India depending on the income bracket. While emissions are similar to those of Sri Lanka on average, the emissions of high-income households are similar to those of Chile and those of the poorest households to the emissions of Bangladesh:



There are marked contrasts:

India's Emission Pattern

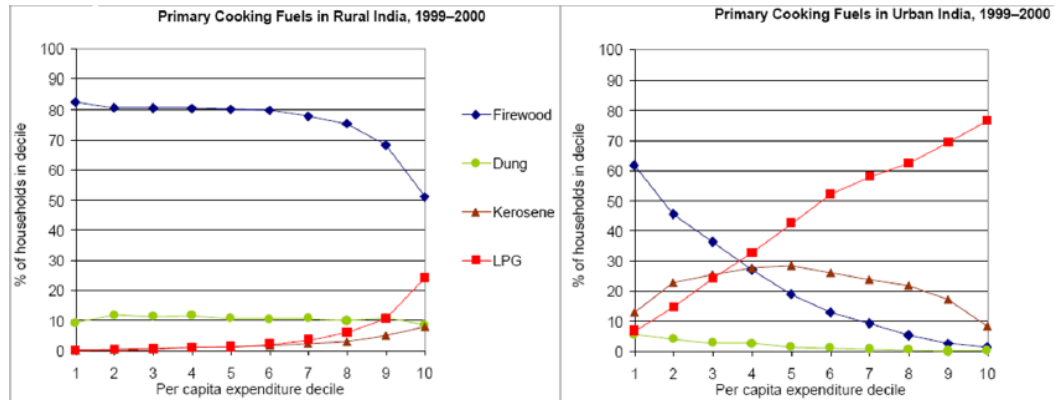
The urban top 10% accounts for emissions of 3416 kg of CO₂ per year

The rural bottom 10% class accounts for only 141 kg of CO₂ per year.

10. CO2 emissions structure of Indian economy, Parikh J et al., Energy (2009), doi:10.1016/j.energy.2009.02.014

...which are evident when comparing cooking habits in urban and rural areas:

India's Energy Consumption Pattern



9. Access of the Poor to Clean Household Fuels in India: Household Energy Use Patterns; Joint United Nations Development Programme (UNDP)/ World Bank Energy Sector Management Assistance Programme (ESMAP)

India combines climate change adaptation and mitigation policies:

3. Adaptation or Mitigation for India

India would preferably opt for a mix of two strategies which the **local economy and people can sustainably afford**.

Integrated policies like **Coastal Zonal Management** and mangrove forest regeneration, **sustainable livelihoods** through revival of marine ecosystems, construction of dykes and dams, solid waste and water resource management, **disaster mitigation and management planning and implementation** etc. are well-established **mitigation strategies**.

Urban planning for changed scenario, green technology, **sustainable brackets**, renewable solar energy generation to satisfy increasing demand, etc. are few potential **adaptation strategies**.

8. Adaptive Planning approach for the Caribbean Islands' Habitat; *M. Mukherjee*, International Conference on Responding to Climate Change in the Caribbean, London University, 2011

CIB – CSTB Carnot Institute. *The implementation of energy efficient buildings policies: an international comparison. CIB Task Group 66 « Energy and the Built Environment » - Review of activities 2009-2012*. Final report. English version. Jean Carassus. August 2013.

Mahua Mukherjee stressed the importance and advantages of sustainable development at district-level, over and above the necessary action on buildings themselves:

Surrounding Open Area

Beyond the buildings' envelopes in urban area

can positively contributes to:

- physical and psychological health
 - social cohesion
 - climate change mitigation
 - pollution abatement
 - biodiversity conservation
 - provisioning of the ecosystem goods and
service to urban inhabitants
-

Government organisations are implementing sustainable urban planning initiatives:

Initiatives in India

Government Organisations:

- Building byelaws with development controls over open spaces**
- Investing in experimental studies to mitigate Urban Heat Island Effects & other environmental impact**
- Developing knowledge-base on appropriate construction Materials**

as are local governments:

Initiatives in India

Local Governments:

- **In Indore**, an initiative to **reuse natural channels for drainage** not only brought changes in water logging scenario, also improved vulnerable slum dwellers' condition.
- **In Kolkata**, **East Kolkata waste land** is an exemplary **conservation attempt for natural sewage treatment**
- Cities like **Delhi, Pune, Hyderabad, Bangalore** are implementing **Rainwater harvesting system** with increasing awareness about **permeability issue/ surface transformation**

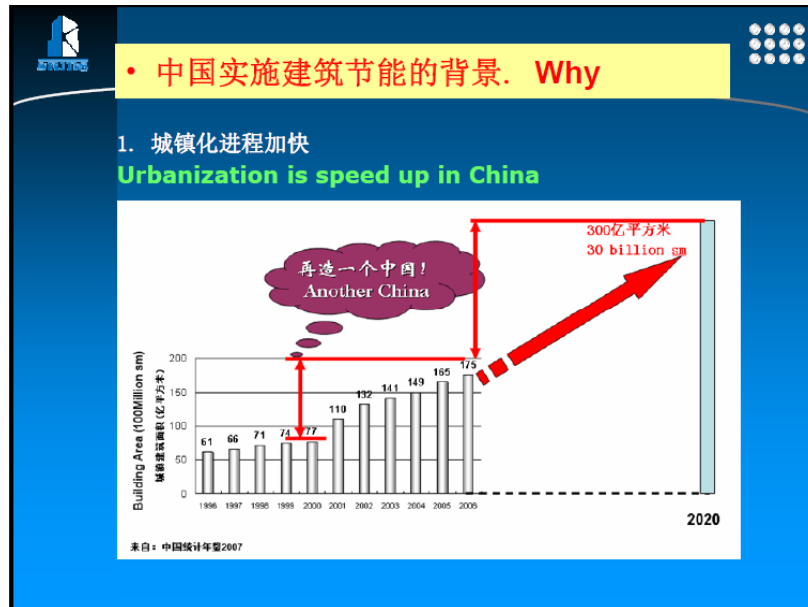
... and the private sector:

Initiatives in India

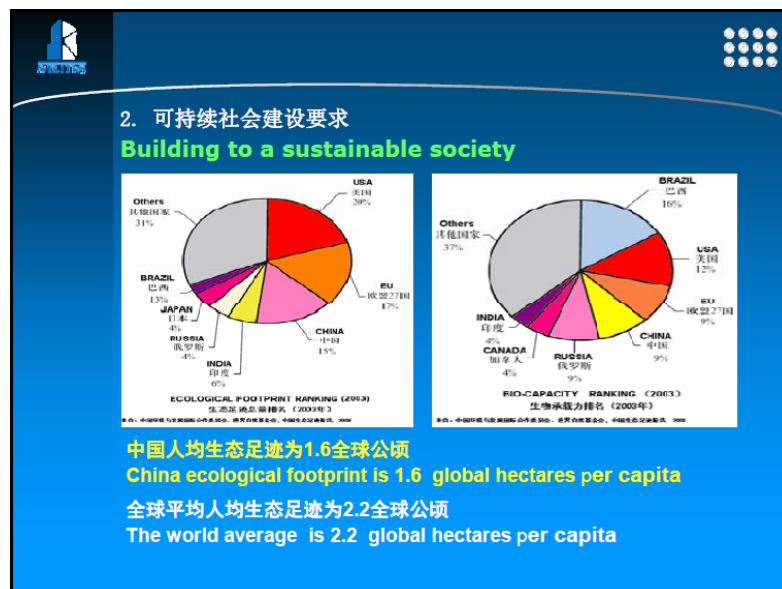
- **Corporate Houses:**
 - **SAP Labs- Bangalore**, while renovating, **commissioned Ornithologists** instead of **Landscape Architects** to get back the birds within the campuses
 - **TCS Bangalore** promoted '**Urban Forestry**' among common citizens in **June 2011**
 - **Retrofitting** offices in **Mumbai & Delhi** with prior importance to **surroundings**

9.2 China

Professor Wang Wei, Shanghai Research Institute of Building Sciences (SRIBS) and Professor Fang Dongping, Tsinghua University, Beijing⁸⁰, indicated that building stock in China will rise from 20 billion m² today to 30 billion m² by 2020⁸¹ :



For the time being, the ecological footprint per capita in China is considerably lower than the global average:

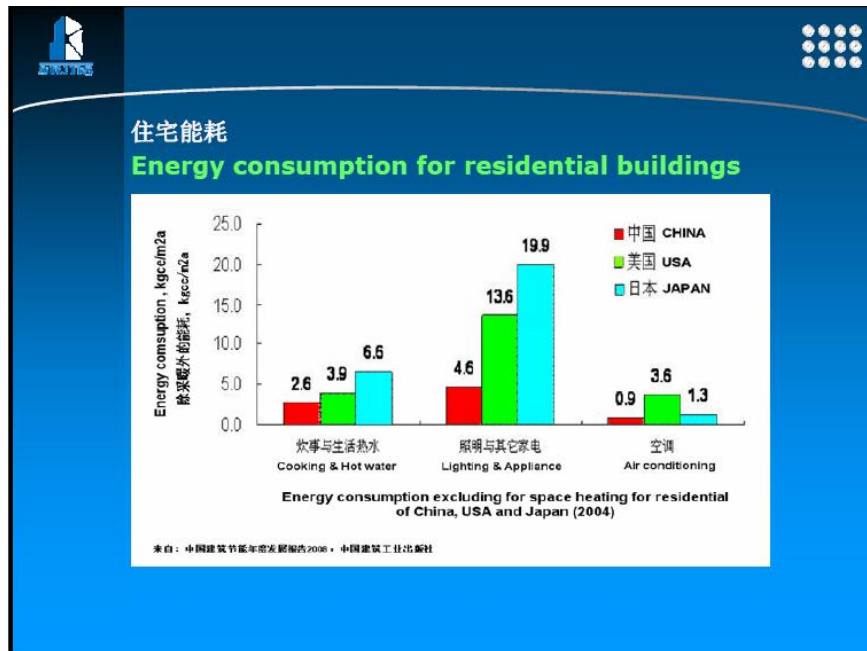


⁸⁰ Cf Appendix 1, access to the presentation :

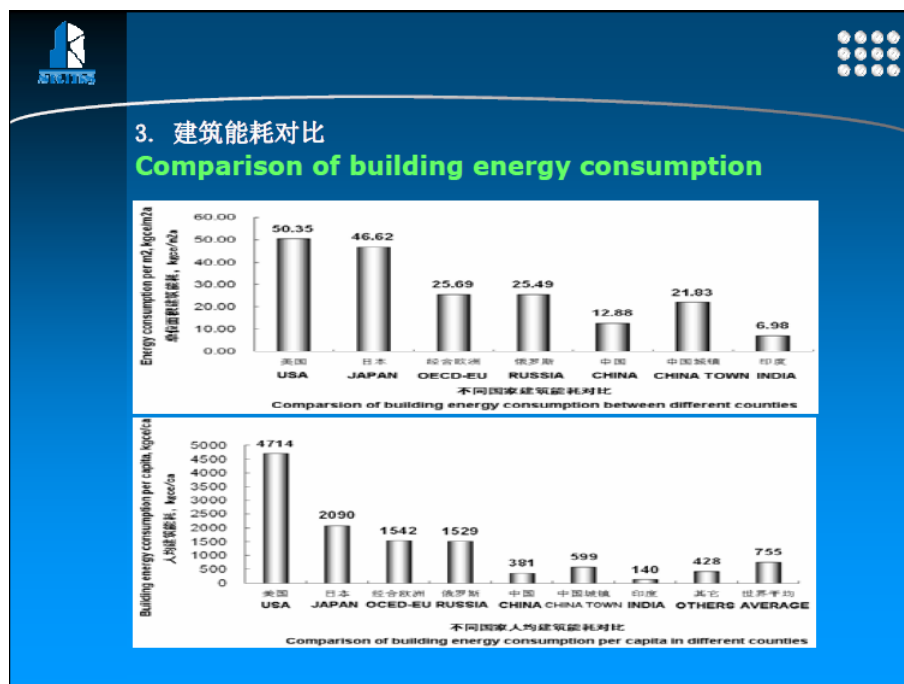
http://www.cstc.be/homepage/download.cfm?type=services&doc=11_Fang_CIB.pdf&lang=en

⁸¹ In good years, China builds the equivalent of half the French building stock in one year (representing approximately 3.5 billion m²).

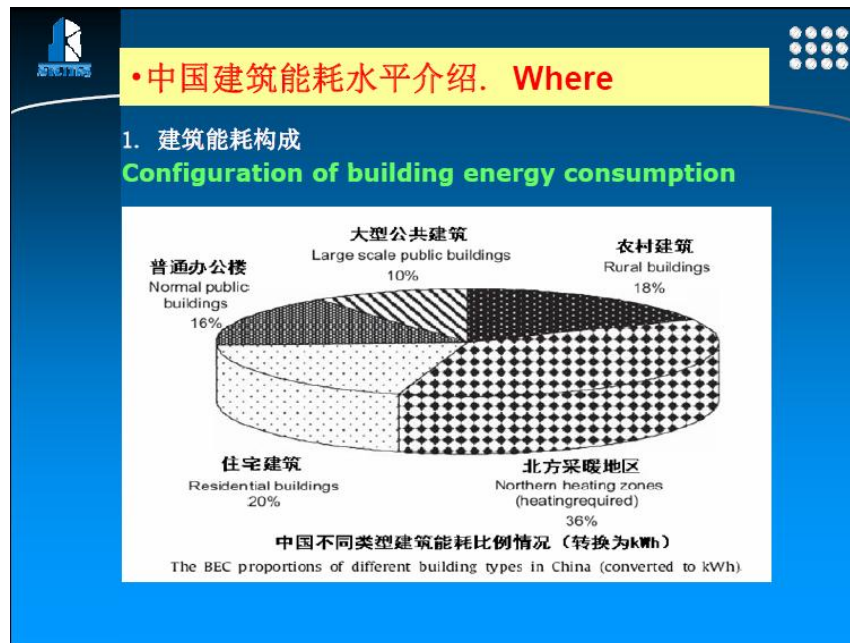
The standard of comfort is significantly lower than in developed countries:



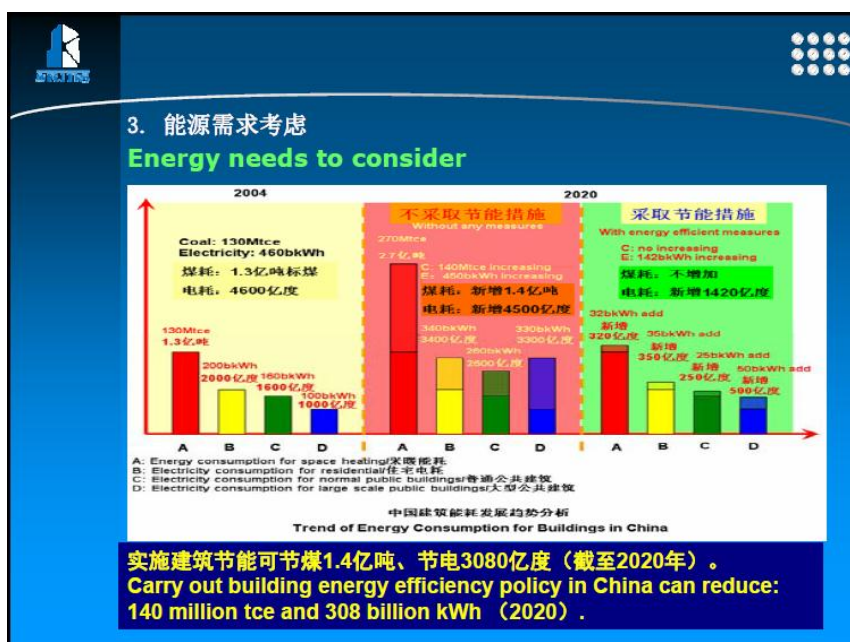
However, energy consumption per m² in urban China is close to the European Union average:



Buildings in the cold northern climate account for a large share of energy consumption:

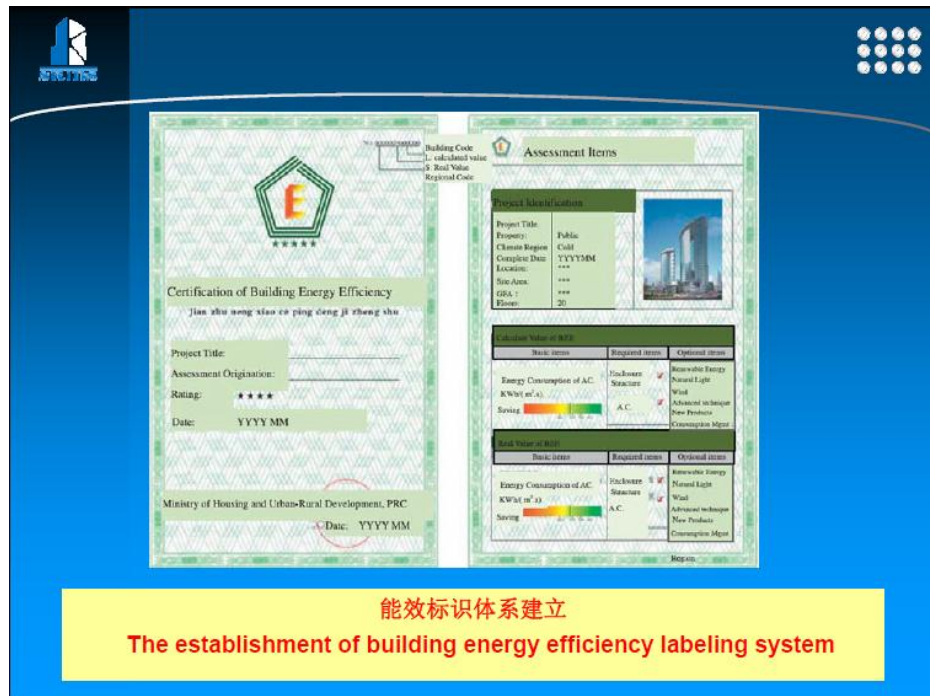


In the absence of an energy efficiency policy, energy consumption in buildings would explode:



CIB – CSTB Carnot Institute. *The implementation of energy efficient buildings policies: an international comparison. CIB Task Group 66 « Energy and the Built Environment » - Review of activities 2009-2012. Final report. English version. Jean Carassus. August 2013.*

This policy encompasses energy performance labelling:

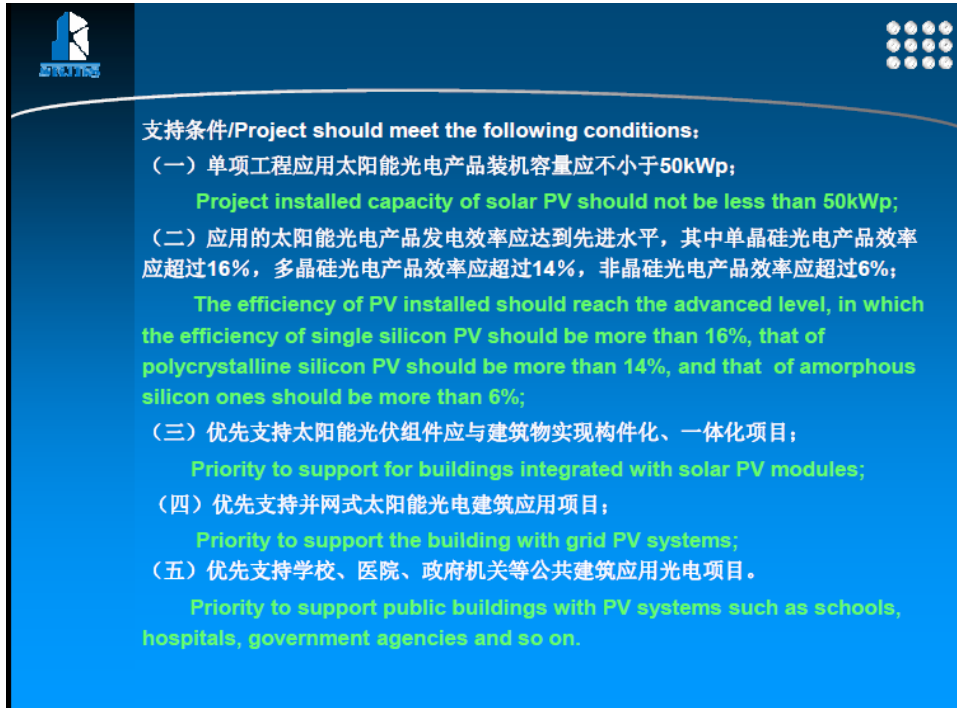


...and the massive development of renewable energy:

**3. 可再生能源建筑应用示范工程总建筑面积约1500万m²。
15 million m² of renewable energy demonstration project to be built.**

- 新建应用太阳能光热系统的建筑累计400万m² ;
4 million m² of solar thermal systems for buildings to be built;
- 应用太阳能光电系统的建筑累计100万m² ;
1 million m² of buildings with PV systems to be built;
- 应用水源热泵技术的建筑累计400万m² ;
4 million m² of buildings with application of water source heat pump system;
- 应用浅层地能技术的建筑累计400万m² ;
4 million m² of buildings with application of ground source heat pump system;
- 可再生能源综合应用的建筑累计200万m² 。
2 million m² of buildings Integrated with renewable energy use.

...more especially solar photovoltaic energy:



支持条件/Project should meet the following conditions:

- (一) 单项工程应用太阳能光电产品装机容量应不小于50kWp;
Project installed capacity of solar PV should not be less than 50kWp;
- (二) 应用的太阳能光电产品发电效率应达到先进水平, 其中单晶硅光电产品效率应超过16%, 多晶硅光电产品效率应超过14%, 非晶硅光电产品效率应超过6%;
The efficiency of PV installed should reach the advanced level, in which the efficiency of single silicon PV should be more than 16%, that of polycrystalline silicon PV should be more than 14%, and that of amorphous silicon ones should be more than 6%;
- (三) 优先支持太阳能光伏组件应与建筑物实现构件化、一体化项目;
Priority to support for buildings integrated with solar PV modules;
- (四) 优先支持并网式太阳能光电建筑应用项目;
Priority to support the building with grid PV systems;
- (五) 优先支持学校、医院、政府机关等公共建筑应用光电项目。
Priority to support public buildings with PV systems such as schools, hospitals, government agencies and so on.

The urban explosion and the rising demands for comfort require the implementation of an assertive energy efficient buildings policy. This is a true challenge for Chinese society, its national and local leaders, construction professionals and population alike:

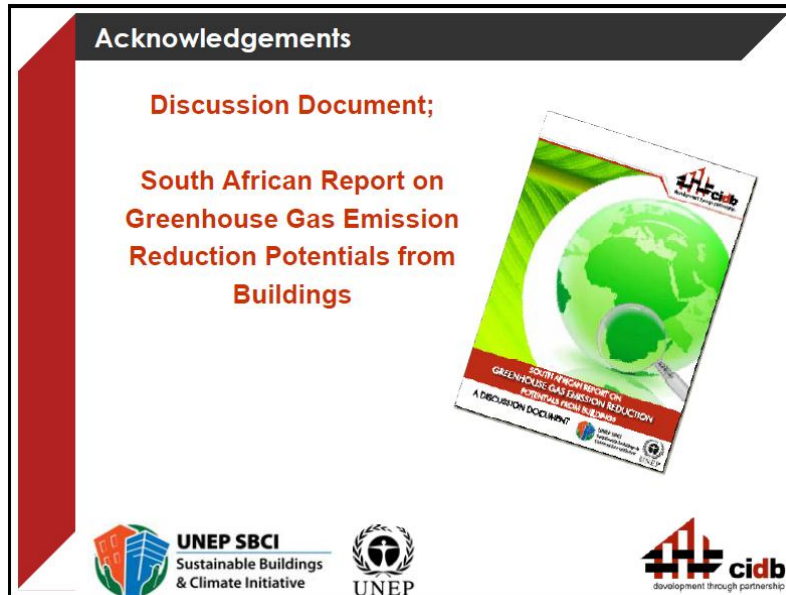


•结语 Conclusions

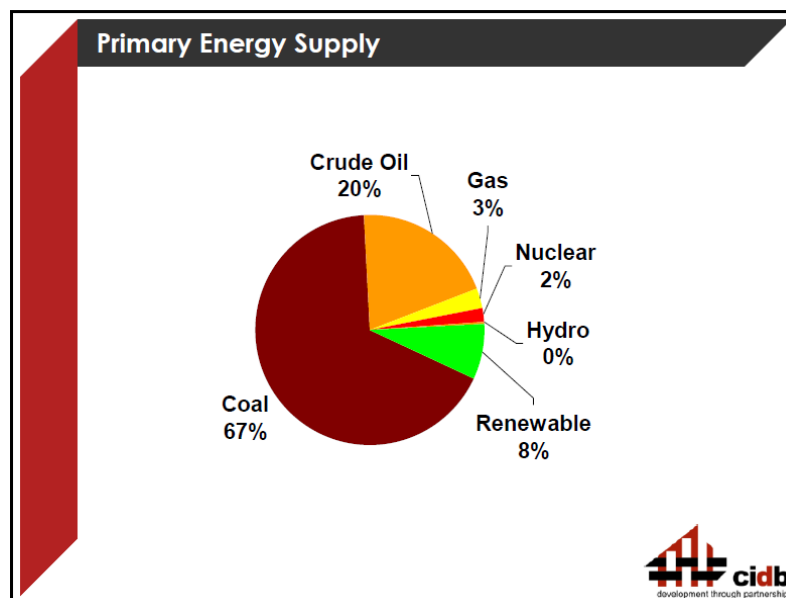
1. 中国建筑能耗水平目前处于低位, 这是牺牲室内热舒适得来的
China's current building energy consumption is lower mainly due to the poor indoor thermal comfort.
2. 中国正着力推广建筑节能与绿色建筑, 目标是可持续发展
China is working hard to promote building energy efficiency for sustainability.
3. 低碳经济已经进入中国政府的日程, 如何实现成为焦点
Low-carbon economy has been listed in the Chinese government's agenda, while the implementation is a great challenge to policy makers, professionals as well as Chinese people.

9.3 South Africa

Rodney Milford, of the Construction Industry Development Board (CIDB), South Africa⁸², pointed out that a discussion document had reported on the situation of energy efficient buildings policies in his country in 2009⁸³ :



He stressed the heavy dependence of South Africa on fossil fuels and more especially on coal:

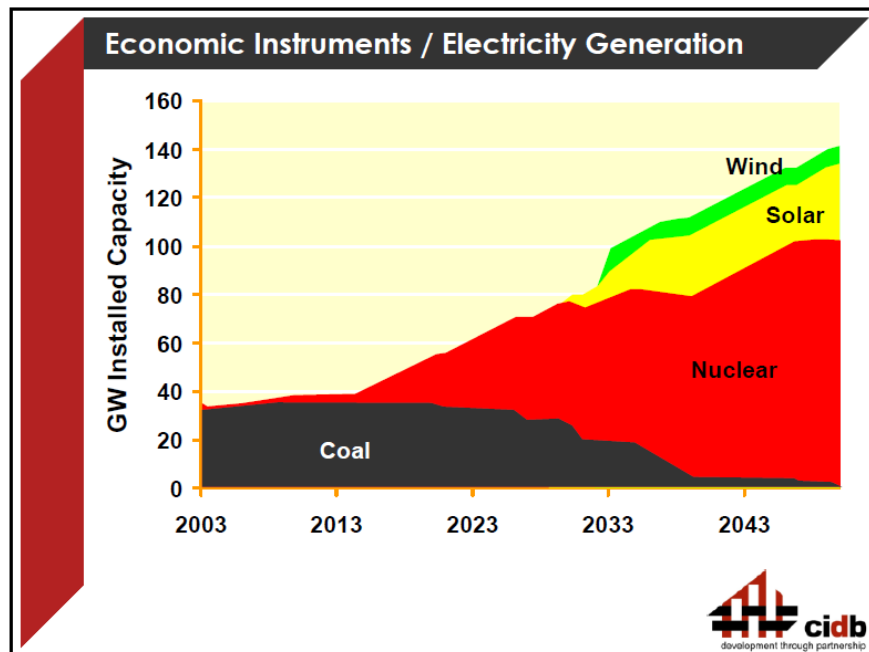


⁸² Cf Appendix 1, access to the presentation :

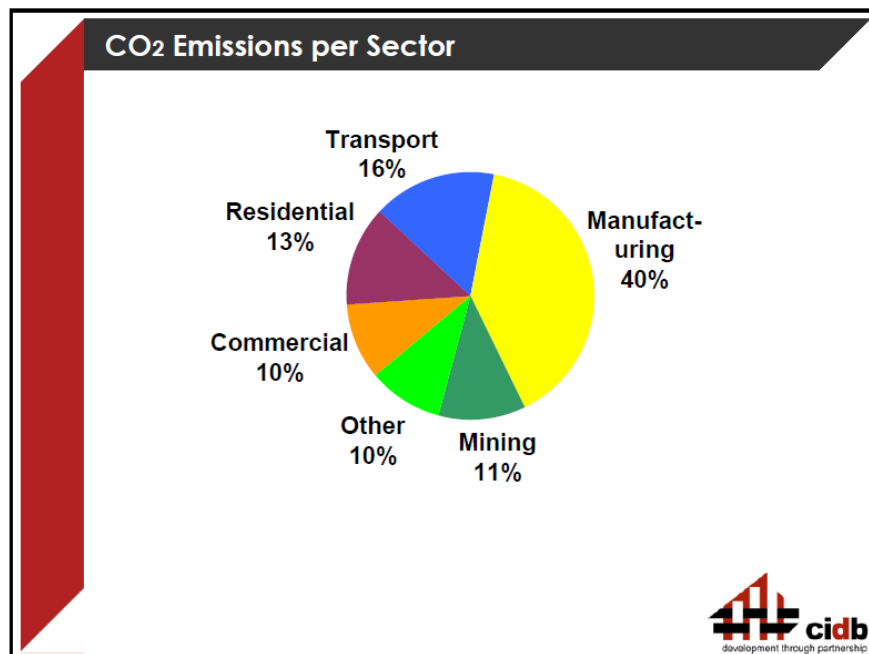
http://www.cstc.be/homepage/download.cfm?dtype=services&doc=14_Milford_SB_SA_Energy_Efficient_Building_Policy_2009_10_16.pdf&lang=en

⁸³ Rodney Milford is the author of the report published under the auspices of the UNEP-SBCI and sponsored by the CIDB and the CSTB, access to the report : <http://www.unep.org/sbci/pdfs/SBCI-SAreport.pdf>

The country has projected the growth of renewable energy, but also the massive development of nuclear energy to replace coal:




Energy efficiency must take into account buildings, since they are currently in second position for carbon emissions, with industry in first place and transport in third:



An energy efficiency strategy was defined in 2004:

Energy Efficiency Strategy (DME; 2004)


- **National Target Final Energy Demand Reduction;**
 - overall 12% by 2015
 - expressed in relation to the forecast national energy demand in 2015
 - 10% in residential sector
 - 15% in commercial sector
- **Legislative means, efficiency labels and performance standards, energy management activities and energy audits, promotion of efficient practices,**
 - limited implementation




and a specific section for buildings in 2009

Energy Efficiency in Buildings; SANS 0204 (2009)

- **SANS 0204:**
 - 1 General Requirements
 - 2 Energy Efficiency in Naturally Ventilated Buildings
 - 3 Energy Efficiency in Artificially Controlled Buildings
- **Minimum standards**
- **1st published Oct 2008**
- **Revised for comment Oct 2009**
- **To be incorporated into National Building Regulations**
 - could take a year

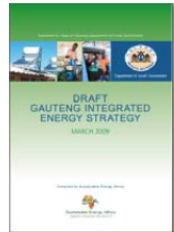





Policies have been defined at province level, such as Gauteng, the country's economic hub, and its two main towns: Pretoria, the political capital, and Johannesburg, the economic capital:


Gauteng Integrated Energy Strategy

- **Targets (2014):**
 - residential; 20%
 - commercial; 25%
 - government; 25%
 - renewable energy; 15%
- **Leadership, financing, regulation and market support, innovation and clean energy technologies, energy efficiency, sustainable energy supply, transport, ...**

Gauteng Integrated Energy Strategy (Draft)


- **Buildings:**
 - relevant by-laws and regulations required for the implementation of the strategy, e.g. building codes
 - 'green building' status by 2014 for all buildings in the Gauteng Precinct and all municipal head offices
 - energy efficiency performance standards for buildings in the province
 - audits of all government buildings, including offices, schools, hospitals etc and retrofitting for energy efficiency completed by 2010
 - 25% reduction in energy demand in government buildings by 2014
 - incandescent lighting in government buildings to be replaced with energy-efficient lighting by 2012
 -



However, the implementation of an ambitious energy efficiency buildings policy is coming up against a number of difficulties:


Summary

- **Firstly**, while several policy instruments are being put in place in South Africa, overall the progress with these to date is very limited largely due to:
 - financial and capacity constraints
 - the time scales required to implement and give effect to policies




Summary

- **Secondly**, policy instruments that are known internationally to be effective within the building sector have been identified, but have not yet been developed further or begun to be implemented:
 - appliance standards
 - mandatory audit requirement
 - labelling and certification programmes



Summary

- **Thirdly**, some policies which are known internationally to be effective within the building sector do not appear to be under formal consideration in South Africa at present:
 - in particular tax exemptions/reductions



10. A SYNTHETIC OVERVIEW

10.1 The input of three international organisations

The three international organisations in question have much to contribute on the subject of the implementation of energy efficient buildings policies⁸⁴.

The International Energy Agency's online Sustainable Buildings Centre⁸⁵ is certainly a great asset.

More particularly, this centre has created an *international data base on energy efficient buildings policies* (Buildings Energy Efficiency Policies - BEEP Data Base⁸⁶ -).

Policy content is registered in three areas:

- Regulations (Building Codes)
- Energy performance and environmental labels (Labelling Schemes)
- Incentives (Incentive Schemes): loans, grants, taxes, tax reductions and energy economy certificates, etc.

In January 2013, data had been collected for 34 countries, including 6 emerging countries: China, India, Turkey, Brazil, South Africa and Tunisia.

Aside from the importance of its lobbying activity in negotiations on climate change in particular, the United Nations Environment Program – Sustainable Buildings and Climate Initiative (UNEP-SBCI) focuses on developing countries with the SPoD project (Sustainable Building Policies in Developing Countries)⁸⁷.

In addition to country studies (India, Mexico and South Africa, etc.), the UNEP-SBCI makes an interesting contribution in terms of *methodology for designing energy efficient buildings policies*⁸⁸ and *cost effectiveness of on-going policies*⁸⁹.

⁸⁴ Other international organisations can also play a useful role in this respect, such as the World Green Building Council (<http://www.worldgbc.org>), which focuses on environmental certification and has a considerable network per country. In France, France GBC : <http://www.francegbc.fr/>

⁸⁵ <http://www.sustainablebuildingscentre.org/pages/home>

⁸⁶ <http://www.sustainablebuildingscentre.org/pages/beep>

⁸⁷ http://www.unep.org/sbci/pdfs/SPoD_2pager_english_220812.pdf

⁸⁸ See the « Policy Quick Scan Tool » : <http://www.unep.org/SBCI/QuickScanTool/index.html>

⁸⁹ « Assessment of policy instruments for reducing greenhouse gas emissions from buildings » Central European University, 2007. http://www.unep.org/sbci/pdfs/SBCI_CEU_Policy_Tool_Report.pdf

The World Business Council for Sustainable Development is a good example of *private multinational lobbying* for high energy performance in buildings. Its « Energy Efficiency in Buildings »⁹⁰ project has produced a clear analysis and mobilised a hundred or so large international companies around the energy efficiency of their buildings.

10.2 Four criteria for country differentiation

In order to provide a tentative synthesis of an international benchmark on energy efficient buildings policies, it was decided to differentiate the countries referred to in the Task Group 66 seminars according to the following four criteria:

- Wealth, measured as GDP per capita (in purchasing power parity), together with an indication of CO2 equivalent emissions per capita, as well as the country's population,
- Differentiation of the population's needs within the countries, taking into account emerging countries where a large fraction of the population suffer from energy poverty and should thus have priority for access to energy rather than energy savings,
- Existence, or not, of an « informal » construction sector, substandard and without building permits,
- Predominant energy uses, taking into account the need for heating in the north and the absence of same in the south, and energy used for cooking, hot water and air conditioning.

From the 16 countries referred to in the Task Group 66 seminars:

- 7 are developed countries,
 - o 2 in North America : United States and Canada,
 - o 5 in the European Union : Germany, Belgium, France, the Netherlands and Poland,
- 9 are emerging countries,

⁹⁰ <http://www.wbcsd.org/buildings.aspx>

- 6 in Latin America : Argentina, Brazil, Chile, Mexico, Uruguay, Venezuela,
- 2 in Asia : China, India,
- 1 in Africa: South Africa.

None of these nations are part of the Least Developed Countries (LDC).

One of the initial criteria of differentiation is the wealth indicator of GDP per capita (in purchasing power parity), together with an indication of CO2 equivalent emissions per capita and population.

Table 5. *Developed countries: GDP per capita, CO2 emissions per capita, population*

Country	GDP per capita US \$ (purchasing power parity) in 2010	CO2 equivalent emissions per annum in tons per capita in 2007	Population in 2011 (in thousands)
United States	47 199 \$	18.9 t	315 674
Netherlands	42 955 \$	10.5 t	12 042*
Canada	38 989 \$	16.9 t	34 244
Belgium	37 600 \$	9.8 t	11 000
Germany	37 260 \$	9.6 t	81 800*
France	33 820 \$	6 t	66 517*
Poland	19 985 \$	8.3 t	38 511

*2012, Source: World Bank, International Energy Agency, National institutes

The GDP per capita in the United States is significantly higher than the European Union average (31 384 \$ in 2009)⁹¹.

CO2 emissions per capita are also very much higher in the United States, and also in Canada. France stands out from the average indicated for the other European countries listed, due to its carbon-free nuclear electricity.

⁹¹ Where there are marked differences: the GDP per capita in Bulgaria and Romania is lower than in Chile or Mexico.

Table 6. *Emerging countries: GDP per capita, CO2 emissions per capita, population*

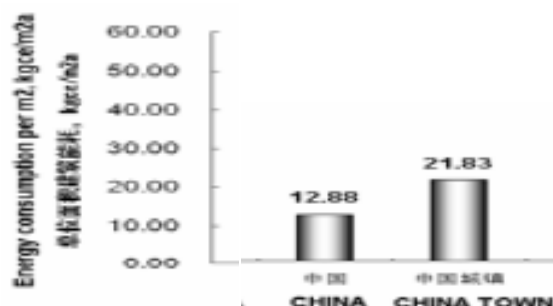
Country	GDP per capita US \$ (purchasing power parity) in 2010	CO2 equivalent emissions per annum in tons per capita in 2007	Population in 2011 (in thousands)
Argentina	16 012 \$	4.7 t	40 117**
Chile	15 779 \$	4.3 t	16 572*
Mexico	14 564 \$	4.4 t	112 336**
Uruguay	14 108 \$	1.9 t	3 477*
Venezuela	12 233 \$	6 t	28 946*
Brazil	11 210 \$	1.9 t	192 376
South Africa	10 565 \$	8.8 t	51 770
China	7 599 \$	4.9 t	1 355 045*
India	3 425 \$	1.4 t	1 210 193

*2012 **2010, Source: World Bank, International Energy Agency, National institutes

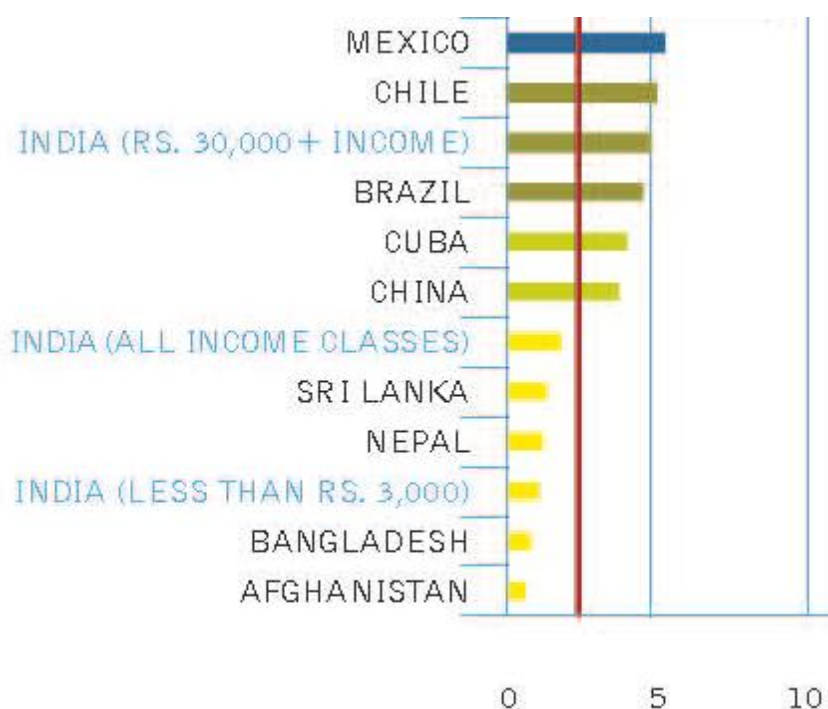
The greater part of the Latin American countries listed have a relatively high GDP per capita. Countries producing fossil fuels (South Africa and Venezuela) have relatively high CO2 emissions per capita.

The low average wealth per capita indicated for China and India actually conceals stark contrasts within each country.

Urban China uses 70% more energy per m² in buildings than rural China⁹² :



Annual CO₂ emissions vary from 1 to 5 tons per capita in India⁹³ depending upon income⁹⁴ :



A second criterion of differentiation, connected to the first, is the greater heterogeneity in the energy needs of populations in emerging countries.

⁹² Presentation by Prof. Wei and Prof. Fang Dongping, op cit.

⁹³ Presentation by Mahua Mukherjee op cit.

⁹⁴ The link between purchasing power and CO₂ emissions is of course not exclusive to emerging countries. In France, emissions per capita represent 8.1 t in an executive family compared to 5 t in a working class family. cf Fabrice Lengart, Christophe Lesieur, Jean-Louis Pasquier. *Les émissions de CO₂ du circuit économique en France*. INSEE 2010, access to the report (in French):
http://jeancarassus.zumablog.com/images/2128_uploads/Insee_missions_CO_par_m_nage.pdf

It is true that a minor yet significant percentage of the population in developed countries suffers from fuel poverty. This population has access to energy but devotes an overly large portion of its income to energy payments. Energy efficient buildings policies must incorporate a section providing specifically for this population⁹⁵.

In many emerging countries, an often very large fraction of the population has no access to energy. As so well displayed by Alfonso Blanco from the example of Uruguay, an energy efficient buildings policy must have two very different targets: the middle and high-income population and the low-income population.

A third criterion of differentiation, connected to the second one, is the existence, or not, of an imposing « informal » construction sector, unregulated and without building permits.

The 7 developed countries do not encounter this phenomenon. It is however very common in the 9 emerging countries, especially in three of them (India, Brazil and Mexico).

The fourth criterion of differentiation is the item that predominates in energy consumption in buildings.

In the northern countries, heating is the main energy requirement. In France, in spite of the Mediterranean climate in the south, heating represented 63% of energy consumption in existing homes in 2010⁹⁶.

In Mexico, cooking and hot water are the main items. There are some regions in countries such as China and Chile where heating requirements are high. In spite of that, in Chile for example, hot water and cooking represent 47% of domestic energy consumption, compared to under 20% for heating.

10.3 Outline for a classification of energy efficient buildings policies

Although the different elements collected during the TG 66 seminars do not enable an in-depth analysis of a classification of on-going energy efficient buildings policies and their implementation, they do allow a preliminary analysis.

Basically, four main types of energy efficient buildings policies seem to emerge.

⁹⁵ See, for example, the « Vivre mieux » programme in France for the renovation of 300 000 energy-intensive low-income homes, strongly supported by the public authorities.

⁹⁶ ADEME. Chiffres clés bâtiment 2011. 2012. Page 41.

The first two concern developed countries and the two others, emerging countries.

The first type is *a well-structured energy efficient buildings policy pursued by several developed countries.*

This policy is in line with quantified and measured goals for greenhouse gas emissions, energy savings and the development of renewable energies.

It uses five policy instruments: regulations on standards, informative regulations, economic and market-based instruments, fiscal instruments and incentives, and information, education and voluntary actions.

The Northern and Western Europe countries can be ranked in this category. The European Union operates with directives, one of which is specific to the energy performance of buildings. But implementation clearly varies from one country to another. Western and Northern European countries are in advance in comparison to Southern and Eastern Europe countries.

In spite of somewhat patchy information, in the United States, the policies of some Western states, such as California, and some North Eastern states can be also ranked in this category. Concerns for cost-effective investments are more pronounced than in Europe.

One of the important criteria for the effectiveness of this type of policy is its impact on energy efficiency in existing buildings.

The second type of policy is *a less ambitious energy efficient buildings policy and considered to be of lower priority by the authorities in a number of developed countries. Quantified and measured goals are not highlighted. Not all the policy instruments mentioned above are used.*

Several Southern and Eastern Europe countries and several American states, especially in the centre of the United States, seem to fall into this category. In Southern and Eastern Europe, the European Union directives are progressively harmonizing the energy efficient buildings policies in the same way as in the USA, where federal actions and the dissemination of certifications such as Energy Star® and LEED® can counteract the less ambitious policies of several American states.

The third type of policy is *the beginning of a structured energy efficient buildings policy in emerging countries applied both to buildings and energy use in buildings.*

This policy tends to differentiate:

- *middle and high-income housing and the commercial sector, using some of the five political instruments applied in developed countries, more particularly regulations on standards, informative regulations, incentives and information,*

- *low-income housing where specific action plans are required for the « informal » substandard construction sector, with a focus on use and the dissemination of energy-efficient domestic appliances.*

In spite of patchy information, China, India, Brazil, Chile and Uruguay seem to be moving in this direction.

The fourth type of policy seems to be *the start of an energy efficient buildings policy in emerging countries, principally focusing on energy use, with few or no regulations on buildings themselves.*

The emphasis is on energy use, and especially on certain appliances, such as light bulbs, refrigerators and cooking apparatus, etc., with little or no regulations on building envelopes.

South Africa, Argentina, Mexico and Venezuela seem to fall into this category.

It is worth noting that a number of emerging countries have stressed the importance of the socioeconomic aspect of the policies. In fact, it is also essential to take this dimension into account in developed countries, where a focus on only thermal regulations and technological progress could lead to disappointing results in actual energy consumption, especially in existing buildings.

Such analysis and classification may only be temporary. A more comprehensive analysis would be necessary to go further. It could be the topic of a new CIB Commission dedicated to Energy and the Built Environment, continuing the work initiated by the Task Group 66.

PROPOSALS

The Task Group's mandate ended in December 2012. It is of course suggested that the CIB continue handling the theme of energy in buildings. Five proposals are made in this respect:

1/ *The theme of energy in buildings should be the subject of a permanent Commission* and not of a fixed-term Task Group. The name « Energy and the Built Environment » can be maintained.

Energy is a key factor in the present global context of an ecological and energy transition from a world dominated by fossil fuels toward a world where renewable energies will, eventually, be in the majority.

The work of the Commission should be *in line with the perspective of the on-going third industrial revolution and which, according to the assumptions of the American economist Jeremy Rifkin, is based on five pillars:* the development of renewable energies, the production of energy by buildings, energy storage in buildings and throughout the infrastructure, the internet-energy interface for

running decentralised local networks and the development of electric plug-in means of transport⁹⁷.

The term « Built Environment » has the advantage of not limiting the approach to buildings *stricto sensu* but of widening it to the housing block and the urban district.

Focusing on energy and greenhouse gas emissions is not in contradiction with addressing environment (water and waste) and health issues, in a sustainable building perspective.

2/ The « Energy and the Built Environment » Commission could deal with the implementation, monitoring and evaluation of energy efficient buildings policies.

A feasibility study could define the Commission's field of action, highlighting the specificity of CIB in comparison to IEA and UNEP-SBCI.

The topic could deal with the implementation, monitoring and evaluation of energy efficient buildings policies, bearing in mind that the issues of « how to proceed » and « how cost-effective » are essential today.

In terms of sphere of operations, it is suggested that the « Energy and the Built Environment » Commission *give priority to the dialogue between developed countries and emerging countries, the accent to be placed on the latter since developed countries already have organisations that are active in this field.*

Lessons learnt from emerging countries could be of use to the least advanced countries, which could also be handled by the Commission.

The approach should be a socioeconomic-technical one. The reason is that a purely technical analysis is too restrictive and a socioeconomic approach which overlooks the technical aspect is ineffective.

3/ The Commission should be steered by a coordinator and a project team.

The project team could be made up of researchers and people from the university world on the one hand and private and public sector representatives on the other.

There would be a representative from the following entities and countries in the project team: United States, European Union, China, India, Japan, South Africa, Latin America and the Middle East.

4/ The Commission would have two target audiences with a method adapted to each one:

- *University and researcher target* : seminars on a relatively wide subject (with a minimum framework), in a physical location, with presentations of

⁹⁷ *The third industrial revolution*. Jeremy Rifkin. Published by Palgrave Macmillan. 2011.

papers, adequate time set aside for debate and the proceedings rapidly made freely available on line, or alternatively internet seminars (webinars),

- *Representatives of the private and public (ministries, local authorities, and public companies) sectors and international organisations:* exclusively webinars on a specific topic, lasting two hours, with Powerpoint type presentations, time set aside for debate, and the presentations made freely available on line⁹⁸.

TG 66 has opened up promising perspectives for the CIB with the introduction of webinars⁹⁹, and inspired several CIB Commissions and Task Groups to use the same format¹⁰⁰.

5/ The Commission would operate in an *active partnership* framework with:

- The UNEP-SBCI (Sustainable Buildings and Climate Initiative),
- The International Energy Agency,
- The European Union,
- The World Business Council for Sustainable Development.

⁹⁸ The detailed information on hand from the analysis of the Europe and North America webinars clearly indicates that being able to attend the conference in one's office, for a duration of two hours at the most, makes the CIB events accessible to new private and public audiences.

⁹⁹ Recognised in 2010 by the CIB Programme Committee :

http://heyblom.websites.xs4all.nl/website/newsletter/1101/commendation_2010.pdf

¹⁰⁰ See <http://www.cibworld.nl/site/recordings-van-de-webinars.html>

APPENDICES

APPENDIX 1: LIST OF PRESENTATIONS MADE AT THE KICK-OFF SEMINAR IN BRUSSELS & INTERNET LINKS

- European Commission: What's Europe doing regarding energy efficiency in buildings – M. Holl, EC DG TREN [VIDEO](#) [PDF](#)
- BUILD UP: The European Information Platform for energy efficiency in buildings – P. Wouters, BBRI [VIDEO](#) [PDF](#)
- EPBD Concerted Action: 29 European countries collaborate on energy efficiency policies – E. Maldonado, coordinator EPBD Concerted Action II [VIDEO](#) [PDF](#)
- European Construction Technical Platform and Energy Efficient Buildings (E2B) Joint Initiative – L. Bourdeau, ECTP [VIDEO](#) [PDF](#)
- What is the International Energy Agency doing regarding energy efficiency policies in buildings? – J. Laustsen, IEA [VIDEO](#) [PDF](#)
- The Sustainable Buildings and Construction Initiative of the United Nations Environment Programme – R. Milford, CIDB [VIDEO](#) [PDF](#)
- Business oriented project: the Energy Efficiency in Buildings project of the World Business Council for Sustainable Development – D. van der Weele, Philips Lighting [VIDEO](#) [PDF](#)
- Implementation of energy efficient building policy in China – Wang Wei, SRIBS & D. Fang, Tsinghua University [VIDEO](#) [PDF](#)
- Implementation of energy efficient building policy in the USA S. Sunder, NIST [VIDEO](#) [PDF](#)
- Implementation of energy efficient building policy in Brazil – V. Agopyan, USP [VIDEO](#) [PDF](#)
- Implementation of energy efficient building policy in South Africa – R. Milford, CIDB [VIDEO](#) [PDF](#)

APPENDIX 2: LIST OF THE EUROPE WEBINAR PRESENTATIONS & INTERNET LINKS

- Benchmarking of national energy performance requirements – methodologies and results by Marleen Spiekman, TNO [VIDEO](#) [PDF](#)
- Regulations as tool for innovation: the French “Grenelle de l’Environnement” case by Frédéric Bougrain, CSTB and Jean Carassus, TG 66 Coordinator [VIDEO](#) [PDF](#)
- Compliance and control of policies: the Belgian approach by Peter Wouters, BBRI [VIDEO](#) [PDF](#)
- Renovating the building stock in Germany by Andreas Koch and Lioba Markl-Hummel, EIFER [VIDEO](#) [PDF](#)
- The specificity of Eastern Europe: the Polish example by Krzysztof Kasperkiewicz, ITB [VIDEO](#) [PDF](#)

APPENDIX 3: LIST OF THE NORTH AMERICA WEBINAR PRESENTATIONS & INTERNET LINKS

- North America: Public and Private Measures for Fostering the Adaptation of Green Building Practices, Jonathan Westeinde, Chair, Green Building Advisory Group, North American Commission for Environmental Cooperation [VIDEO](#) [PDF](#)
- United States: Country Report on Building Energy Codes & Standards Regulation in the United States, Darren B. Meyers, Technical Director, Energy Programs, International Code Council [VIDEO](#) [PDF](#)
- Canada: Canadian Energy Efficient Building Policies, James Clark, Buildings Division, Office of Energy Efficiency, Natural Resources Canada [VIDEO](#)
- Mexico: Toward Energy Efficiency in Housing in Mexico, Evangelina Hirata, Consultant on Energy Efficiency in Housing [VIDEO](#) [PDF](#)
- United States: Beyond the Code — Energy, Carbon, and Cost Savings using Conventional Building Technologies, Joshua Kneifel, Economist, National Institute of Standards and Technology [VIDEO](#) [PDF](#)

APPENDIX 4: LIST OF THE SOUTH AMERICA WEBINAR PRESENTATIONS & INTERNET LINKS

- The Ordinance on Buildings Thermal Quality for the City of Maracaibo-Venezuela – Nastia Almao, Emeritus Professor, University of Zulia [VIDEO](#) [PDF](#)
- Energy efficiency in buildings in Argentina – Gautam Dutt [VIDEO](#)
- Barriers to Energy Efficiency in Buildings in Emerging Economies. Strategies to start actions: The case of Uruguay. – Alfonso Blanco, Mechanical and Industrial Engineer of UdelaR University [VIDEO](#)
- Chilean Building Thermal Performance regulations: what we've done and what we haven't. – Waldo Bustamante, Professor at the School of Architecture. P. Catholic University of Chile (PUC) [VIDEO](#) [PDF](#)
- The Brazilian Energy Efficiency Label for Buildings” – Roberto Lamberts, UFSC, Professor, Federal University of Santa Catarina, South Brazil [VIDEO](#) [PDF](#)

APPENDIX 5: LIST OF THE INDIA WEBINAR PRESENTATIONS & INTERNET LINKS

- The Implementation of Energy Efficient Buildings' Policy in India - Priyanka Kochar, Programme Manager, Sustainable Habitats Division, The Energy and Resources Institute, New Delhi. [VIDEO](#) [PDF](#)
- Beyond the Building: Energy Efficient Surrounding is Future of India, Dr Mahua Mukherjee, Assistant Professor, Department of Architecture & Planning, Indian Institute of Technology, Roorkee. [VIDEO](#) [PDF](#)

APPENDIX 6: LIST OF THE SALFORD RESEARCH SEMINAR COMMUNICATIONS & INTERNET LINKS

- Technically oriented communications:
 - Building envelope:
 - [Effects of tall office building envelope technologies and design strategies on comfort and energy consumption in hot, arid climate](#) Sameh Monna
 - Phase change materials:
 - [Experimental and numerical investigation of thermal energy storage in natural stone treated with PCMs](#) Dimitrios Katsourinis
 - [Phase Change Materials \(PCM\) Treated natural stone for thermal energy storage in buildings: influence of PCM melting temperature](#) Maria Dolores Romero Sanchez
 - Photovoltaic and solar energy:
 - [Performance assessment of PV/T air collector by using CFD](#) Zhangyuan Wang
 - [Photovoltaic Integrated Sloped Timber Roof System Alternatives in Turkey](#) A Mutlu, A Nil Turkeri
 - [Monitoring useful Solar Fraction in Retrofitted Social Housing](#) Andrew Waggott
 - Embodied energy and life cycle:
 - [Protocol for Embodied Energy Measurement Parameters](#) Manish Kumar Dixit
 - [Considering the Risk Factors of Reliability, Maintainability and product Life Cycle in a Zero Carbon Commercial Building.](#) Alexander John Mitchell
- Internet and socioeconomic-biased communications:
 - Internet:
 - [The Implementation of Condition Monitoring Techniques for the Automated Generation of Display Energy Certificates](#) Mohammed Hoque
 - [DOCETpro: Energy Certification and Diagnosis software on web platform](#) Lorenzo Belussi
 - Urban rehabilitation and renovation of buildings:

- [Urban Rehabilitation of the Coimbra Baixinha Historical Centre](#)
- Portugal Isabel Torres
- [The necessity of the modernization of modern buildings](#) Tamas Horvath
- [Challenges and opportunities of the passive house concept for retrofit](#) Mlechnik Erwin
- Commercial buildings:
 - [Cost-effectiveness of Energy Efficiency Measures Exceeding Current Standards in New Commercial Buildings](#) Joshua Kneifel
 - [The Building Energy End-use Study \(BEES\): Study design and early findings](#) Michael Camilleri
- Energy efficiency and user behaviour:
 - [The effect of mandatory insulation on household energy consumption](#) Michael Camilleri
 - [Space Heating in New Zealand Houses](#) Michael Camilleri
 - [An attitudinal and behavioural study of Scottish pupils in regards to energy consumption in schools](#) Jonny Dobson
- Innovation systems:
 - [Up scaling energy related innovations](#) Mieke Oostra



CIB Mission

we focus on:

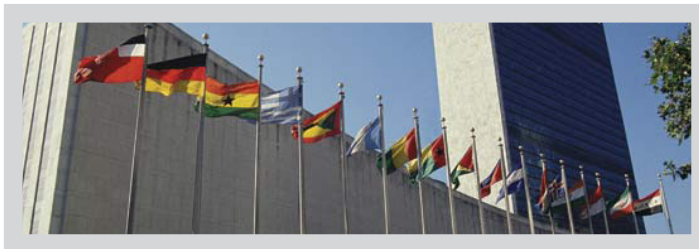
Construction and Society

we support:

international cooperation in research and innovation
for better buildings and a better built environment

we provide:

access to experts and information worldwide



CIB was established in 1953
with support of the United
Nations and holds a UN
Special Consultative Status

CIB Members and Benefits

Members are individuals, companies, institutes, agencies and other types of organizations who want to exchange information and collaborate in the area of research and innovation for building and construction. Their professional focus may be on programming or executing research, or on dissemination and application of outcomes from research. This includes people and organisations with a research, university, industry or government background.

Members have immediate access to the world's leading experts and expertise and are facilitated to present and validate their own knowledge and technology. They are also offered opportunities for collaboration in international projects. In these, leading experts bring state-of-the-art technologies together in support of continuous improvements of building and construction systems, processes and technologies all over the world.



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CIB Commissions

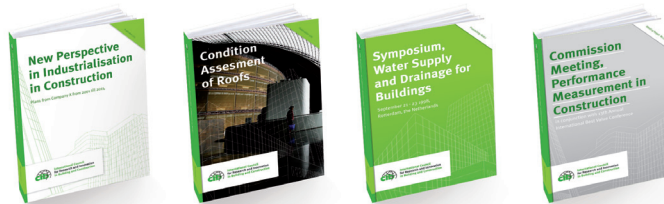
Members can choose to participate in a selection of over 50 Commissions in the areas of Building Techniques, Design of Building and the Built Environment, and Building Process.

Examples of CIB Commissions are:

- W014 Fire Safety
- W040 Heat and Moisture Transfer in Buildings
- W086 Building Pathology
- W116 Smart and Sustainable Built Environment

CIB Publications

International collaborative projects result in the publication of: conference proceedings, state of the art reports, best practice presentations, practitioners guidelines, pre-standardization documents, R&D Roadmaps etc.



Examples of recent CIB Publications are:

- The implementation of Energy Efficient Buildings Policies: an International Comparison
- Research Roadmap - Clients and Users in Construction
- Research Roadmap - Offsite Production and Manufacturing

Membership Fees

Annual Fees depend on the type of Membership (Full, Associate or Individual) and on the type and size of the organization.

Fees in 2014:

Full member € 8000

Associate member € 2240

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Discounts of 25% or 50% are offered to Members in countries with a GNIpc of less than USA \$7000 or \$1000 respectively.

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