

Exploring EPBD's Implications for Energy Professionals and the Built Environment

September 2026

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Building Week 2026

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Background Information

The EPBD and... decarbonization (operational)

Addressing buildings full life-cycle GWP

Energy renovation

Other interesting aspects

Suggested steps

Useful resources





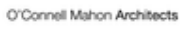
Platinum Members

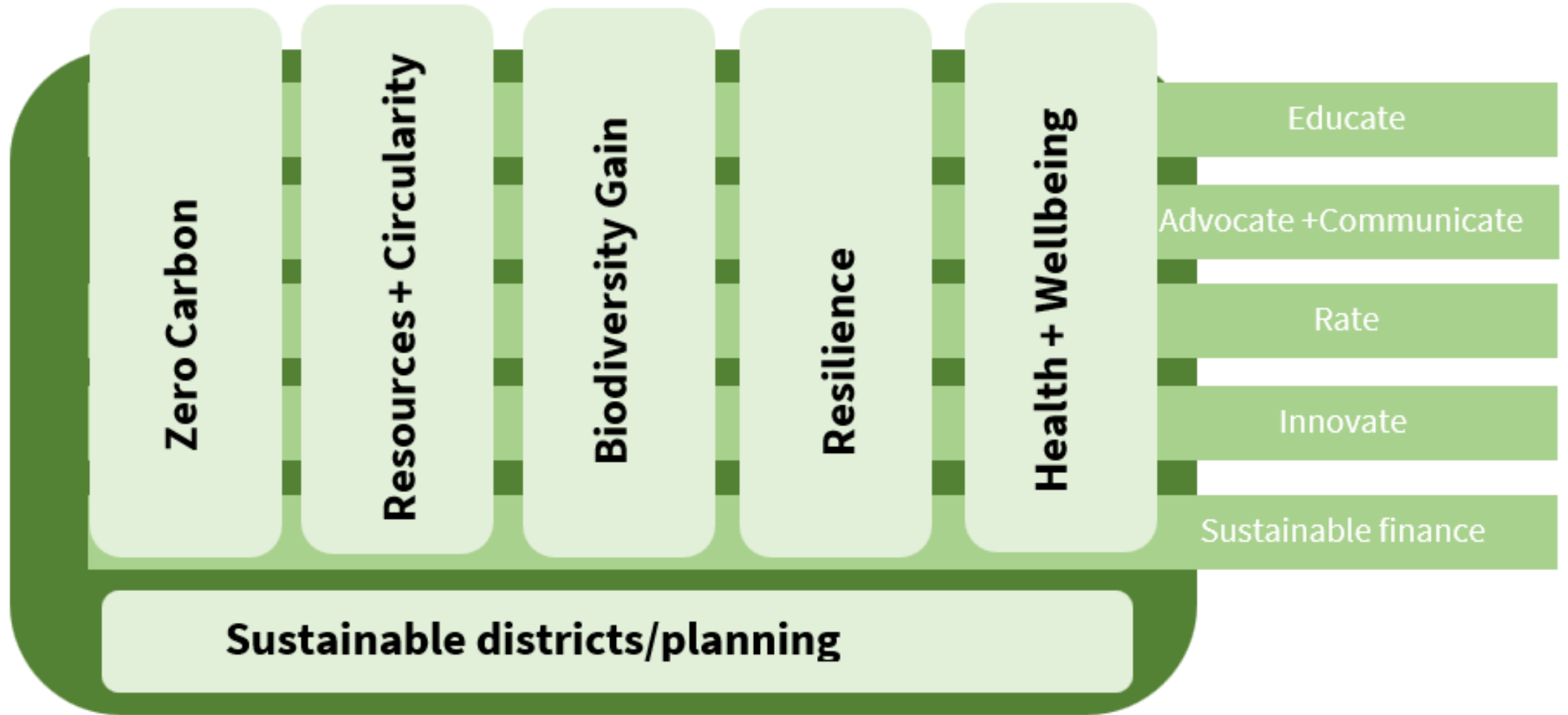


Gold Members



Silver Members





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BACKGROUND INFORMATION

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First introduced in 2002

(Directive 2002/91/EC)

A critical piece of legislation in promoting energy efficiency in buildings

E.g., led to the introduction of BERs and NZEB Standard.

4th Iteration: [Directive 2024/1275](#)

EU law: Directive vs. Regulation

Must be **transposed into national law**

- Main transposition deadline: 29 May 2026
- Lead: DHLGH – DECC – DETE – SEAI – implementation body



A CORNERSTONE OF EU LEGISLATION ON SUSTAINABLE BUILDINGS



European Green Deal

- Carbon neutrality by 2050
- Economic growth decoupled from
- resource use
- No person/place left behind

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EUROPEAN GREEN DEAL



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WHAT'S NEW?

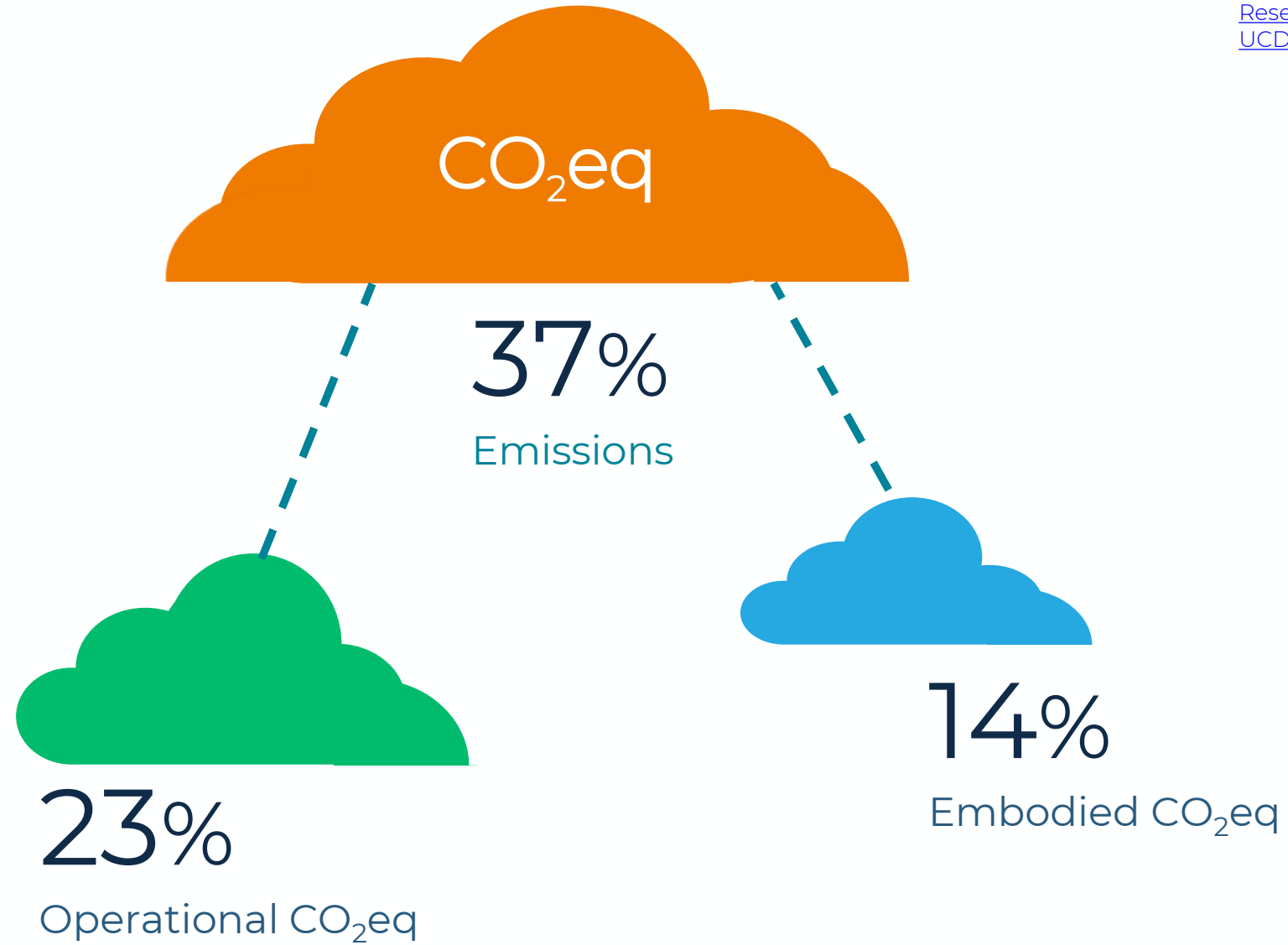
- A stronger focus on **decarbonization**
(moving away from energy efficiency only)
- An **updated standard** for operational carbon emissions in **new built Zero Emission Buildings**
- A new focus on **addressing buildings' lifecycle global warming potential...**
- And a stronger focus on **energy renovation**
National Renovation Action Plans | Minimum Energy Performance Standards - **MEPSs** | **Renovation Passports**, etc.

[Directive 2024/1275](#)

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A STRONGER FOCUS ON DECARBONISATION

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From NZEB to ZEB

- Zero Emission Buildings (OC)

Definition

Builds on NZEB, increasing the ambition provisions on **demand reduction** (requiring a highly efficient building design and envelope) + introducing provisions on **decarbonisation** (heating & cooling)

Demand reduction

- “a building with a **very high energy performance**, (...), requiring **zero** or a very low amount of energy”
- **National responsibility** to set thresholds for maximum energy demand
- **Safeguards** to ensure the **ambition set at national level is not too low**, with references to the most cost-optimal levels, and a max. threshold

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From NZEB to ZEB - Zero Emission Buildings (OC)

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Definition

Builds on NZEB, increasing the ambition provisions on demand reduction (requiring a highly efficient building design and envelope) + introducing provisions on decarbonisation (heating & cooling)

Decarbonisation

1. No on-site carbon emissions from fossil fuels
2. Operational GHG emissions of ZEBs must comply with a maximum threshold established at the Member State level. This may be set at different levels for new and renovated buildings.
3. Total annual primary energy use of ZEBs must be covered either by (or a combination of):
 - Energy from renewable sources generated on-site or nearby – See Art. 7 RED;
 - Energy from renewable sources provided from a renewable energy community – See Art. 22 RED;
 - Energy from an efficient district heating and cooling system – See Art. 26(1) EED;
 - Energy from carbon-free sources.

From NZEB to ZEB

- Zero Emission
Buildings (OC)

Link with “Solar Mandate”

Member States shall ensure that new buildings are “designed to optimise their solar energy generation potential”.

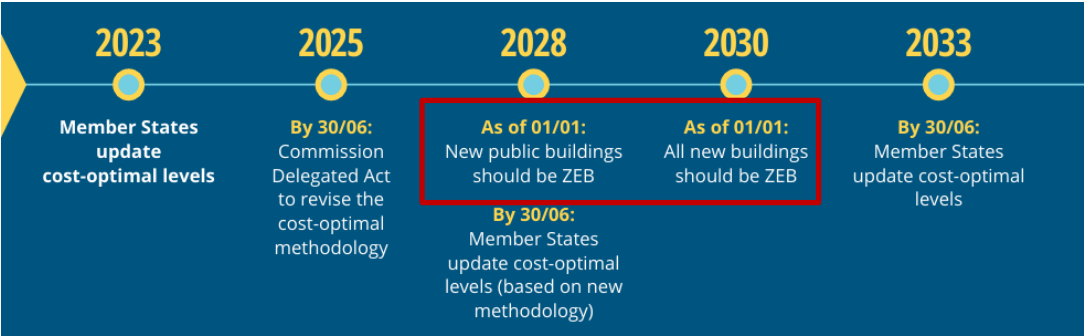
The ‘solar mandate’ even requires Member States to “ensure the deployment of suitable solar energy installations, if technically suitable, and economically and functionally feasible”, on certain types of buildings by certain dates – see timeline on next slide.

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ZEB Timeline



“Solar mandate” Timeline

Targeted buildings (right) Timeline (below)	  		
	Public	Non-residential	Residential
2026	From the transposition date, public bodies shall aim for buildings they occupy to be ZEB By 31/12/2026, solar mandate applies to all new public and non-residential buildings with a useful floor area >250m²		
2027			
2028	From 01/01/2028, new buildings owned by public bodies shall be ZEB		
2029			By 31/12/2029, solar mandate applies to all new residential buildings
2030		From 01/01/2030, all new buildings shall be ZEB	

ADDRESSING BUILDINGS FULL LIFE- CYCLE GWP

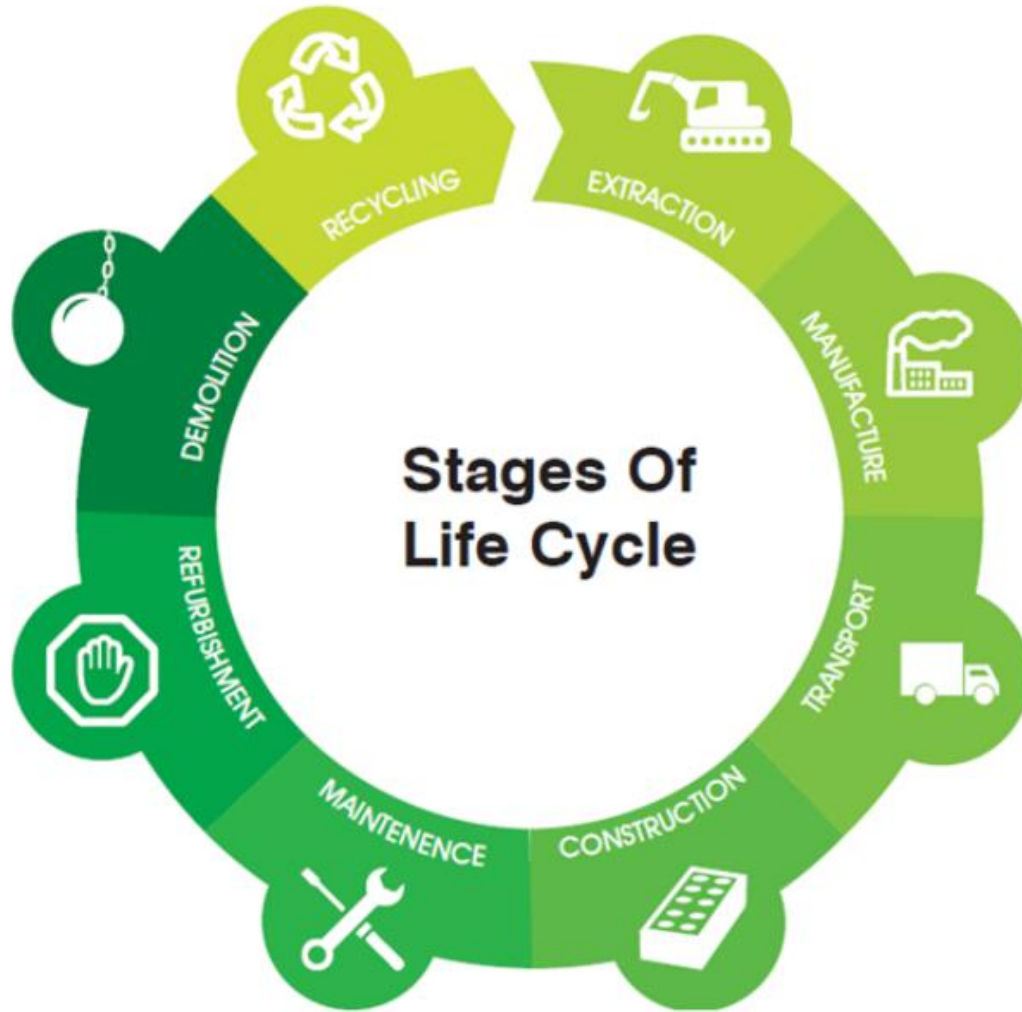
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Art. 7

Integration of lifecycle thinking into the EPBD - for the first time

Set out a **performance-based policy framework** for **measuring** and **reducing** buildings' **lifecycle GWP** based on common standards and methodology.

AIM: Encourage **better design** and **better choices of materials**

For information on calculation of life cycle GWP see national methodology: [Life-Cycle Global Warming Potential \(GWP\) | SEAI](#)

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EC = Quantity of materials used x Carbon intensity



TIMELINE

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End of
2025

Commission to release Delegated Act with EU-wide framework for life cycle GWP reporting.

2027

Member States to submit roadmaps with national life cycle targets and limit values for new buildings from 2030.

2028

Life cycle GWP must be disclosed for all new buildings with a useful floor area larger than 1000 square meters.

2030

Life cycle GWP must be disclosed for all new buildings.

National life cycle targets and limit values.

TIMELINE

- **National Steering Group** on the incorporation of this indicator within BERs
- **Coming up:** Updated IGBC's GWP Training on National Methodology



ENERGY RENOVATION

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MACRO-LEVEL PLAN

- National Building Renovation Plan – Art.3**

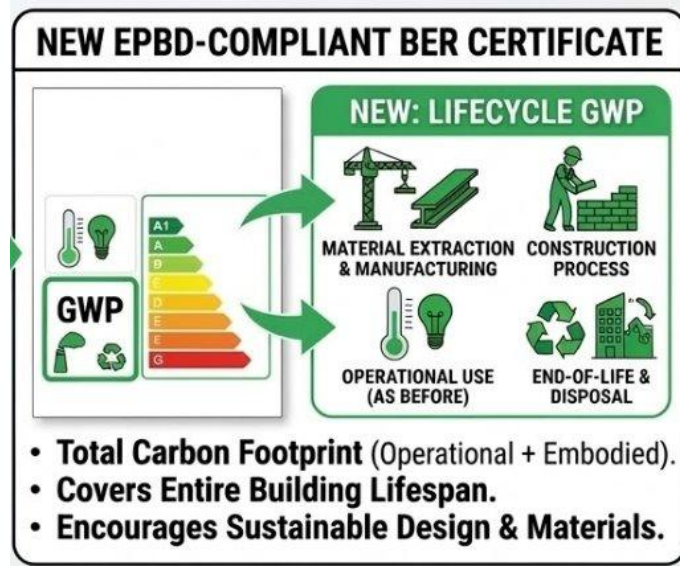
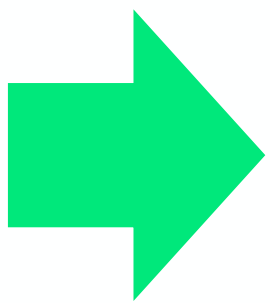
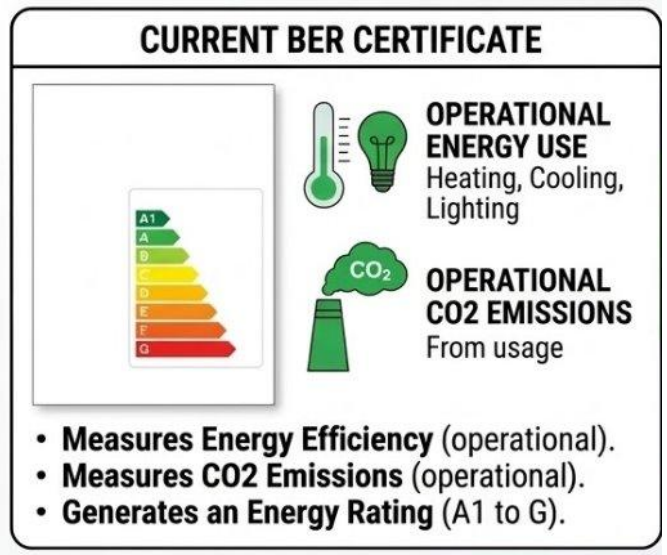
EU-wide template | Updated every five years | 1st Plan to be submitted by Dec. 25



BUILDING PLANS

- EPC | BER**

- Must display Primary Energy Use and Final Energy Use in kWh/m²/year + **include reference values (MEPS, NZEB, ZEB).**
- Use a scale from A (ZEB) to G**



National BRP

- Overview of the **national building stock** and **market barriers** – Building stock observatory
- A **roadmap** with scenarios, **targets** and **progress indicators** to achieve 2050 goals;
- An overview of **policies** and **measures** supporting the roadmap;
- A **mapping of investment needs, financing sources**, and administrative resources;
- Thresholds for greenhouse gas emissions and energy demand for zero-emission buildings;
- **Minimum energy performance standards** for non-residential buildings;
- **National renovation trajectory for residential buildings** with 2030 and 2035 milestones;
- An **estimate of expected energy savings** and **wider social and economic benefits**. E.g., energy poverty, indoor environmental quality.

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RENOVATION PASSPORTS

- **Renovation Passports**

- Outlines how, in a few steps, an existing building should be renovated into a ZEB – To include: Renovation Steps + Energy / Cost / Carbon Savings estimation.
- Introduced on a **voluntary basis** in all MSs

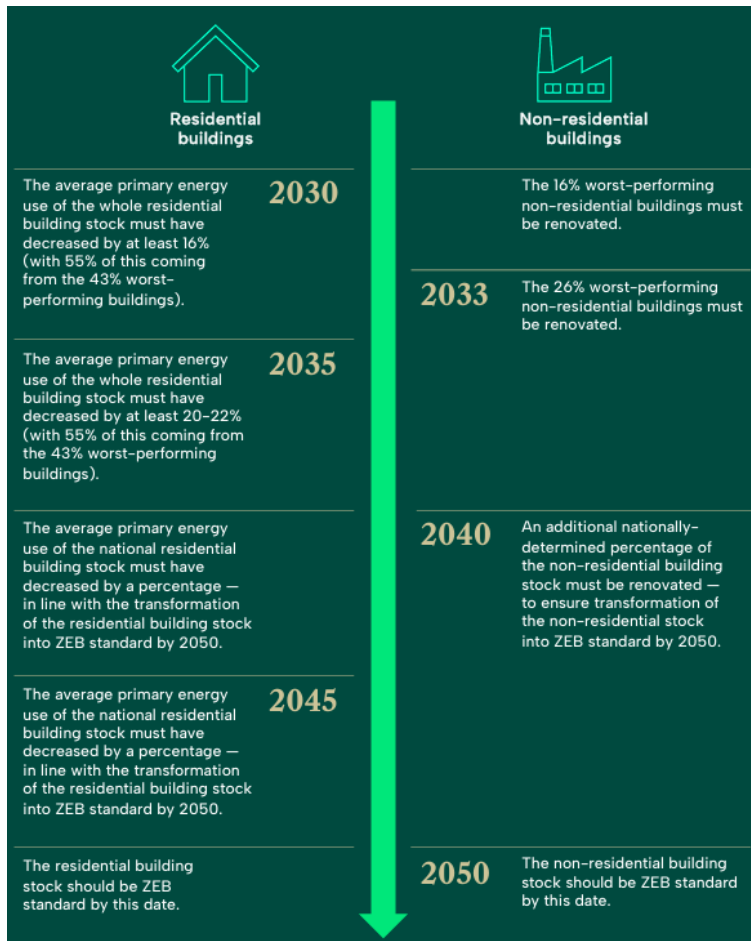
- **IGBC's Pilots**



[Feasibility study on the opportunity of introducing Building Renovation Passports in Ireland](#)

[Building Renovation Passports – Commercial Pilot](#)





- Addressing the **worst performing buildings** in priority, they aim at **improving the energy efficiency of existing buildings** in the EU.
- “Rules that **require existing buildings to meet an energy performance requirement** as part of a **wide renovation plan for a building stock or at a trigger point on the market** such as sale, rent, donation, or change of purpose (...), **in a period of time or by a specific date**, thereby **triggering the renovation of existing buildings**”

EPBD Recast 2024

Aims to kick-start
a renovation wave
across Europe



Key Focus

Article 9.1 introduces Minimum Energy Performance Standards (MEPS) in non-residential buildings.



What is a Non-Residential Building?

A building primarily used or intended for non-residential purposes. If at least 50% of the overall useful floor area is used for residential purposes, the building is classified as a residential building.



MEPS in Non-Residential Buildings

Member States to:

- Gather data on the energy performance of the non-residential building stock as of 1 January 2020
- Identify the 16% and 26% lowest performing buildings.

**STEP
1**

**STEP
2**

By 2030, all buildings in the 16% batch must be improved.

**STEP
3**

By 2033, all buildings in the 26% batch must be improved.

**STEP
4**

By 2040, an additional nationally determined percentage of the non-residential building stock must be renovated to ensure it reaches ZEB standard by 2050.

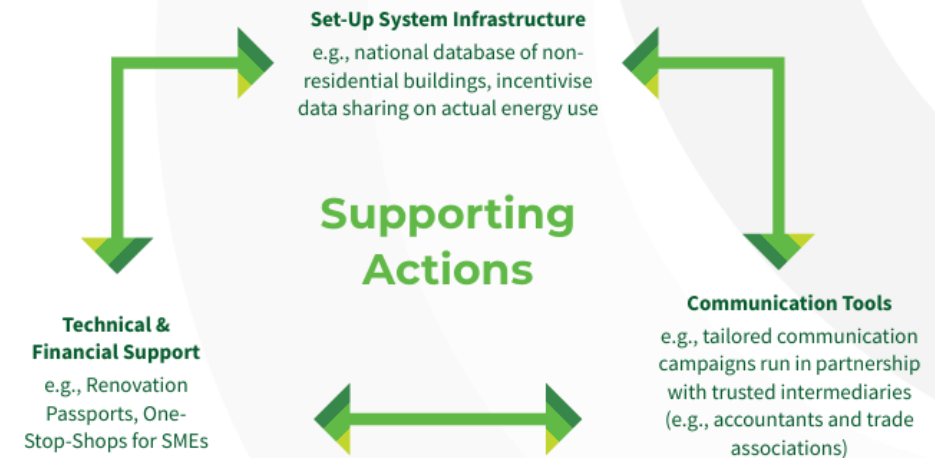
Recommended Approach

Short Term
2030 - 2033 MEPS

Medium Term
2040+ MEPS

- Use BERs as a base and couple it with statistical sampling using metered energy performance of various building typologies.
- Develop a national database of non-residential buildings to include information on BER and actual energy use.

- Use the asset and performance-based data compiled in the newly established national database to develop additional MEPS and achieve a fully decarbonised built environment by 2050.



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MEPSs | NON-RESIDENTIAL BUILDINGS – [Read More](#) | Contact Lenny@igbc.ie



Closing the Data Gap: Energy Use in Commercial Buildings

DETAILS

Date:

September 9, 2026

Time:

9:30 am - 11:30 am

Event Category:

Events

ORGANISER

IGBC

VENUE

Green Room

The Observatory, 22

Windmill Ln, Dublin 2

Dublin, D02 W282 Ireland

[For IGBC Members Only]

Bookings are now closed.

Decarbonising Ireland's commercial building stock is one of the country's most pressing climate challenges. Yet progress is often hindered by a lack of reliable, real-world data on how commercial buildings actually perform in operation.

Join the **Irish Green Building Council (IGBC)** for an exclusive morning session exploring how better data can accelerate the decarbonisation of Ireland's commercial buildings, support evidence-based decision-making, and strengthen the case for future investment in building performance.

Over the past year, IGBC has been working to address this challenge by developing practical tools and recommendations that will help improve access to operational energy data across the commercial property sector.

This event will bring together key stakeholders to discuss the next steps and how the industry can work collaboratively to build a stronger evidence base for energy performance in commercial buildings.

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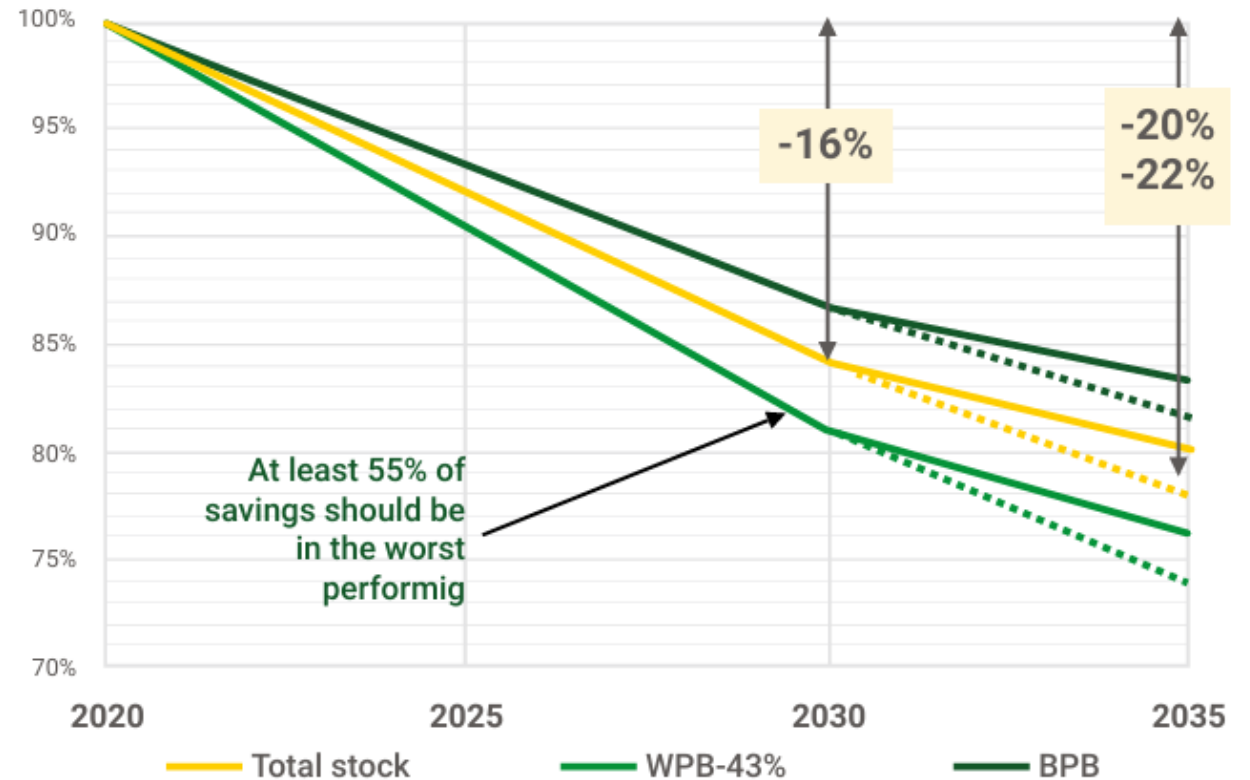
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MEPSs | NON-RESIDENTIAL BUILDINGS – [Read More](#) | Contact Lenny@igbc.ie

MEPSs | RESIDENTIAL BUILDINGS

Average **energy performance – primary energy use** - must be improved over time as illustrated in the chart



Source: European Commission

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ENABLING FRAMEWORK

- **Financing** | Access to Finance – Art. 17
- **One-Stop-Shops** (OSSs) – Art. 18
 - Required to establish and operate technical assistance facilities, including OSSs (Min. one OSS / 80,000 inhabitants)
 - Particular focus should be given, through **dedicated services**, to **people affected by energy poverty + vulnerable / low-income households**.

OTHER ASPECTS

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WHAT'S NEW?

- **Smart buildings and ease of data exchange** – Capacity to react to external signals and adjust the energy consumption | Digital building logbook
- **Indoor Environmental Quality (IEQ), e.g.,** Technical building systems “Require non-residential ZEBs to be equipped with measuring and control devices for the monitoring and regulation of IAQ”
- **Sustainable mobility** - Requirements for residential and non-residential buildings on EV Chargers and bicycle parking.

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GET EPBD READY

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POTENTIAL STEPS

ALL

- Upskill
- Engage with government on the National Renovation Plan, MEPSs, etc.

M&E Engineers

Key actions
• Design for performance - not just compliance.
• Always work in integrated way with design team from concept.
• Work to improve and share energy intensity limits of different building types.

Facility Managers

Key actions
• Establish systems for energy use reporting and disclosure
• Engage with the users and tenants to understand and optimise the systems within the building.
• Engage with owner on developing Building Renovation Passports
• Understand the full life cycle impacts of maintenance.

Developers

Key actions
• Require a design for performance approach for all projects and set targets for Whole life Carbon.
• Invest in innovation ensuring that at least a percentage of new buildings integrate innovative construction products and processes.
• All new projects are fossil free and start to target Net Zero carbon.

[Building-Zero-Carbon-Ireland.pdf](#)

USEFUL RESOURCES

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USEFUL RESOURCES

- June 2025 - [Guidance](#) released on:
 - Renovation passports
 - ZEBs and Solar Energy in Buildings
 - Life cycle GWP
 - MEPSs
 - EPCs (BERs)
 - Etc.
- Life-cycle GWP
 - [Whole Life-Cycle greenhouse gas emission reporting for buildings](#)
 - [Life-Cycle Global Warming Potential \(GWP\) | SEAI](#)

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EPBD implementation support hub

[Home](#) → [EPBD implementation support hub](#)

What is the Energy Performance of Buildings Directive (EPBD)

The EPBD is the EU's primary law governing the sustainability of buildings. It aims to achieve a fully decarbonised building stock by 2050.

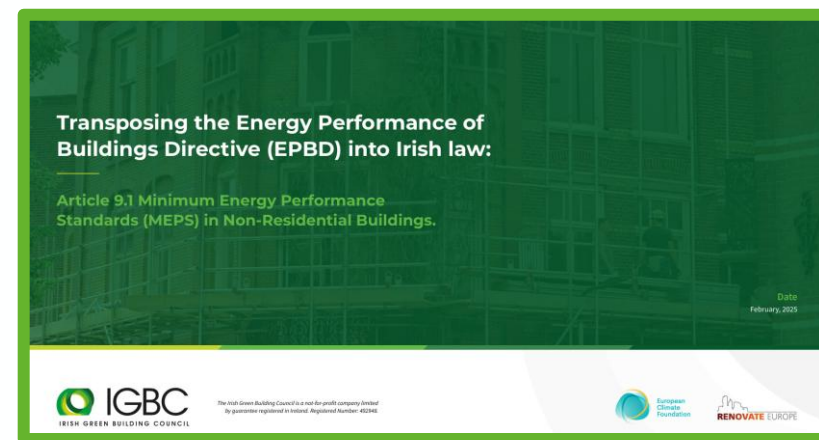
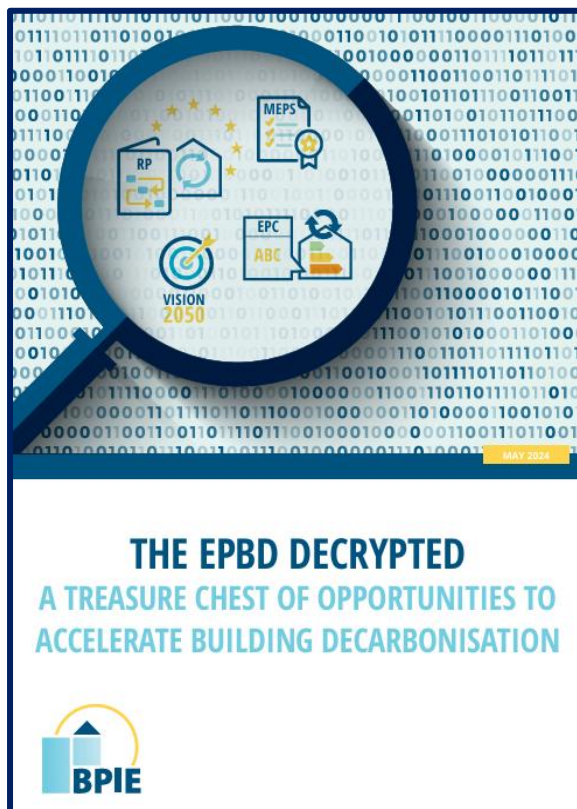
Buildings are the single largest energy consumer in Europe. The building sector is therefore crucial to achieving the EU's energy and climate goals.

To boost the energy performance of buildings, the EU has established a legislative framework that includes the revised Energy Performance of Buildings Directive (EU/2024/1275) and the revised Energy Efficiency Directive (EU/2023/1791).

Member States have until May 2026 to transpose the provisions of the updated EPBD.

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REDay2026
RENOVATE EUROPE
Dublin
Ireland

Save the Date!

Renovate Europe Day 2026 5 November | Dublin

With the participation of
Minister of State, Timmy Dooley

An Associated Event of the Irish
Presidency of the Council of the
European Union 2026

#AccelerateRenovation
#PrioritisePeople

 **RENOVATE** EUROPE

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 **seai** SUSTAINABLE
ENERGY AUTHORITY
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 **ÉIRE2026.EU**
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Imeacht Gaolmhór | Associated Event

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Thank you

Marion@igbc.ie

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7–11 September 2026