CMG Training

Energy Performance of Buildings Directive

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BUILDINGS

02

WHAT % OF EMISSIONS FROM GLOBAL AVIATION

WHAT % OF EMISSIONS FROM BUILT ENVIROMENT

WHAT % OF TIME DO WE SPEND INDOORS

Agenda

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9.45 – 11am Session 1

- Understand the key requirements of the EPBD recast 2024 and important timeframes
- Identify how the Directive affects existing and new buildings in Ireland

11am Coffee



11.15 – 1pm Session 2

- Understand implications for BER ratings, retrofit strategies and operation
- Recognise upcoming compliance and reporting obligations
- Develop practical building improvement priorities

1-1.45pm Lunch





1.45 – 3.30 Session 3

- Understand the relationship between EPBD, energy efficiency and asset value
- Identify operational opportunities for reducing energy consumption and emissions
- Build a roadmap for organisational readiness and future investment planning

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Course outcomes

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By the end of this course you will be able to:

- Understand the key requirements of the EPBD recast 2024 and important timeframes
- Identify how the Directive affects existing and new buildings in Ireland
- Understand implications for BER ratings, retrofit strategies and operational performance
- Recognise upcoming compliance and reporting obligations
- Develop practical building improvement priorities
- Understand the relationship between EPBD, energy efficiency and asset value
- Identify operational opportunities for reducing energy consumption and emissions
- Build a roadmap for organisational readiness and future investment planning



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EPBD Recast 2024 what has changed?

- Zero Emissions Buildings
- Minimum Energy Performance Standards (MEPS)
- Solar installations from Dec 26
- National Buildings Renovation Plan (due Dec 26)
- Whole Life Carbon

Why does this matter?

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RUNNING COSTS

€1,600+

per 1,000 litres of heating oil in 2026, steadily increasing

ENERGY SECURITY

78%

of Ireland's energy was imported in 2025 (EU average 57%)

ASSET VALUE

9.3%

sale-price premium, A vs D BER (ESRI, homes). Commercial evidence is thin

COMPLIANCE

2030

worst 16% of non-residential stock above the minimum threshold; 26% by 2033

Use less energy → **Lower bills** → **Less imported fuel** → **Asset holds its value** → **Standards met**

Carbon tax on gas and kerosene frozen at €48.50/t (Budget 2027); EU carbon pricing on building fuels (ETS2) from 2028.
Fuel efficiency cuts cost, import exposure and carbon, making it the cheapest and most secure option.

Sources: SEAI Energy Supply 2025; ESRI; Budget 2027; Directive (EU) 2024/1275. Heating oil price: see notes.

Whole Life Carbon (WLC)

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Operational Carbon

- Emissions produced by running a building – what do you think is included here?

Embodied Carbon

- Covers everything else – examples?





Ireland’s obligations and implementation timeline :

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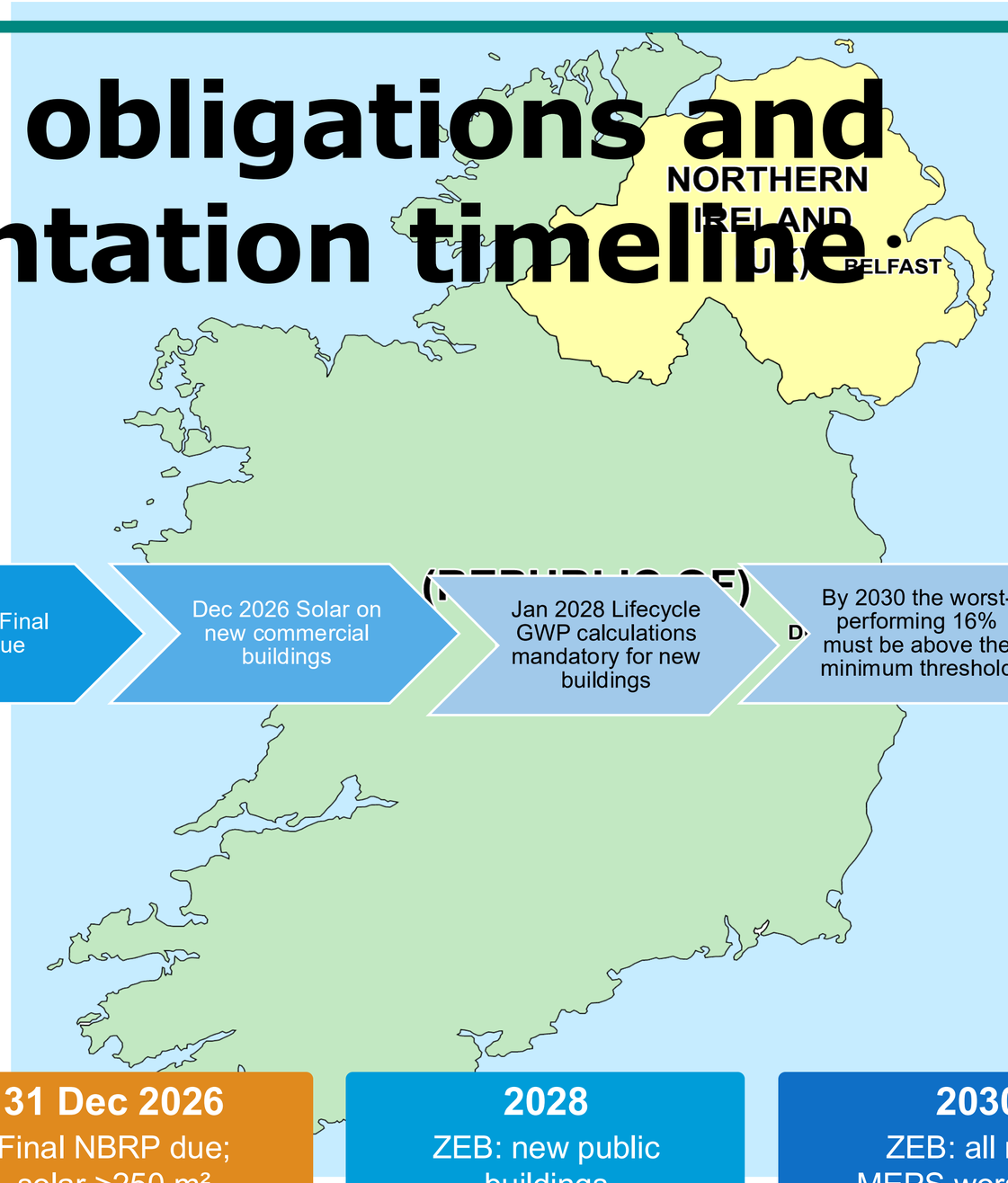

May 2024 Recast EPBD

Dec 2026 Final NBRP due

Dec 2026 Solar on new commercial buildings

Jan 2028 Lifecycle GWP calculations mandatory for new buildings

By 2030 the worst-performing 16% must be above the minimum threshold

By 2033 the worst-performing 26% must be above the threshold

2040: national roadmap milestones. 2050: zero-emission building stock

In force
A0–G BER scale (24 May 2026)

31 Dec 2026
Final NBRP due; solar >250 m²

2028
ZEB: new public buildings

2030
ZEB: all new; MEPS worst 16%

2033
MEPS worst 26%

Who does the EPBD impact?

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- Companies who own commercial property across the EU
- Companies leasing
- Investors – stranded assets
- Developers
- Material Manufacturers

Six areas of action under EPBD 2024

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1 Map the stock

Upgraded BER (A0–G) and building data

In force: 24 May 2026

2 Plan the route

National Building Renovation Plan, renovation passports

Final NBRP: 31 Dec 2026

3 Set the standards

Minimum energy performance standards (MEPS)

Worst 16% by 2030, 26% by 2033

4 Activate smart performance

Building automation, data, smart-readiness

>290 kW now; >70 kW by 2029

5 Cut the carbon

Zero-emission buildings, whole-life carbon, solar

ZEB: 2028 public, 2030 all

6 Enable delivery

Funding, one-stop shops, skills and supply chain

Skills pipeline is the bottleneck

Six-area framing: Renovate Europe Day 2026 (Dublin, 5 Nov). EPBD tools and dates mapped to each area.

Breakout session

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In your group think about the buildings you are responsible for and then discuss the following:

1. Which of the six areas of action under EPBD is most urgent for your organisation?
2. Which deadline 2028, 2030 or 2033 creates the biggest problem for you and why?
3. What process, if any, does your organisation use to track BER ratings across the portfolio?

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Coffee Break



EPBD Recast 2024 Recap Quiz



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- What does ZEB mean and when does the requirement for this come into force?
- What is whole life carbon?
- How do we measure MEPS in Ireland currently?
- When do we legally have to have the National Building Renovation Plan to be finalised?

BERs, zero-emission buildings and building regulations

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New scale since 24 May 2026. A0 = zero-emission building. Existing certificates stay valid until they expire.

Zero-emission building

2028 | 2030

public bodies | all new buildings.
No on-site fossil fuel emissions.
Not the same as nZEB.

Building Regulations

Part L review

Mandatory ZEB thresholds
still awaited in Ireland.

Retrofit tools

Passport + OSS

Renovation passport: staged route
to zero emission.
One-stop shops for advice.

What is changing: commercial and residential buildings

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NON-RESIDENTIAL

16%

worst-performing above the threshold by 2030

26%

by 2033

- Standard applies per building
- Irish thresholds not yet published
- Automation >290 kW now, >70 kW by 2029
- Exemptions: protected, temporary, low-demand industrial

RESIDENTIAL

-16%

average primary energy by 2030

-20 to -22%

by 2035

- National trajectory, not per-building
- Most of the cut from the worst 43% of homes
- Safeguards against "renovictions"
- Priority: energy-poor and social housing

Existing buildings: compliance, retrofit and operational challenges

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Minimum performance: worst 16% above threshold by 2030, worst 26% by 2033. Irish thresholds awaited.



Worst kWh/m²/yr first

Long-hold buildings first

Plant near end of life

Rank, then decide

Existing buildings: retrofit route and quick wins

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1 Survey	2 Fabric first	3 Heating	4 HVAC and controls	5 Verify
Baseline and options	Cut heat demand	Move off fossil fuel	Optimise and automate	Commission, then measure

QUICK WINS: little or no capital

Base load

Out-of-hours demand

Schedules

Setpoints, sequencing

Maintenance

Balance, calibrate, fix

Lighting

Controls and LED

Fossil boilers: plan for phase out

HVAC: automation over 290 kW now, over 70 kW by 2029. Delivery risk: skills. Ask contractors about capacity.

Task

- **Individually or with your colleagues**

- 1. Identify for up to three buildings the energy intensity (low to high) against strategic importance. Decide for each whether to: Survey now / Plan next capital cycle / Monitor / Reposition or exit.
- 2. For the 'Survey now' building list measures in order: fabric, heating/plant, controls/solar, plus one quick win that could start this month with no capital.
- 3. Name any exemption or derogation question.

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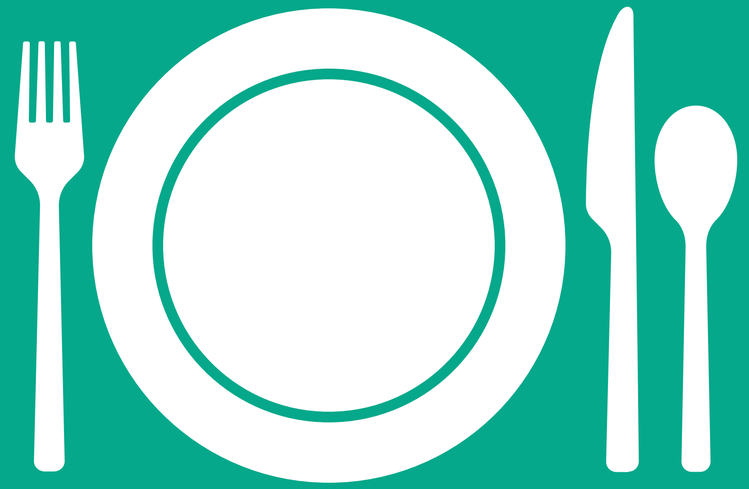
Lunch



RESTART QUIZ

IN CHAT

Answer these questions in the chat:

1. True or false: the EPBD bans oil and gas boilers from 2040. FALSE: it requires a national phase-out roadmap; public incentives for stand-alone fossil boilers ended 1 Jan 2025.

2. What share of the worst-performing non-residential stock must be above the MEPS threshold by 2030? 16% (26% by 2033).

3. What does A0 on an Irish BER certificate mean? A zero-emission building.

BER ratings, building data and performance monitoring

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BER updates	Transparency	Indicators	Metering and data	Smart buildings
A0–G	**Energy · GHG · flexibility**	**kWh/m²/yr**	**12–36 months**	**290→70 kW**
in force; in-use performance is the direction	on the certificate: buyers, tenants, lenders see it	the MEPS metric, plus GHG, peak and base load	of bills plus half-hourly data; sub-meter	automation threshold now → end-2029

The data gap: fewer than half of non-residential buildings have a BER (IGBC), and the Irish Building Stock Observatory holds no commercial data. Your own metered data is the baseline.

Task

DATA AUDIT

Choose one building and:

- Audit your available data ranking (1 Have / 2 Can get in two weeks /3 Do not have):
- BER (date, band, old or new scale);
- 12-36 months of bills;
- half-hourly electricity data;
- floor area and use class;
- plant (kW, age);
- BMS; sub-meters; indoor-environment data.

Circle the top three gaps; give each an owner and a date. Decide which single gap blocks most decisions.

Construction, retrofit and capital planning

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WHAT THE DATES MEAN FOR NEW PROJECTS

31 Dec 2026	1 Jan 2028	End-2029	1 Jan 2030
Solar: new public and non-residential >250 m²	ZEB public bodies; GWP disclosure >1,000 m²	Solar: new residential, covered car parks	ZEB for all new buildings

RETROFIT PROJECT STAGE GATES

Baseline → Options → Design → Procure → Deliver → Verify

Renovate first

Test refurbishment against new build on whole-life carbon and cost

Procure for outcomes

Specify BER band or kWh/m²/yr; bundle by site; check contractor capacity

Manage the risks

Regulation · cost · skills · performance gap · lock-in

Task

INVESTMENT LADDER AND HEADLINE ASK

Individually, one building or estate; type answers in Chat.

1. Build a four-rung ladder: quick wins (operating budget); fabric and controls; plant at end of life; solar and storage. For each: funding route and procurement route.

2. List the top two risks and one mitigation each.

3. Write a one-sentence headline ask: 'We need [approval/resource] to [action] by [date] because [obligation/value].'

Output: type your headline ask in the Chat.

Compliance readiness checklist and EPBD gap analysis

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CHECKLIST: IMMEDIATE NEXT STEPS

1. Know your buildings
2. Rank worst-first
3. Map obligations and dates
4. Check solar, automation, ZEB triggers
5. Funding, procurement, named owner

GAP ANALYSIS: SCORE EACH 1 TO 5

Data and baseline	○ ○ ○ ○ ○
Obligations and exposure	○ ○ ○ ○ ○
Technical plan	○ ○ ○ ○ ○
Funding and procurement	○ ○ ○ ○ ○
Governance and engagement	○ ○ ○ ○ ○

Red / Amber / Green each checklist item. Total out of 25. Full 12-item checklist and worksheet are in your handout.

Summary: what we covered

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1 Map the stock

Know your buildings; BER and data

2 Plan the route

Final NBRP due 31 Dec 2026

3 Set the standards

Worst 16% by 2030; 26% by 2033

4 Activate smart performance

Meter, monitor, automate

5 Cut the carbon

ZEB 2028 / 2030; solar; whole-life carbon

6 Enable delivery

Funding, skills, procurement

Renovate before you build new

Performance is increasingly visible and priced

Your hopes: met, partly, still open? **Next 30 days: name an owner · rank your buildings · fix the data**

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Thank you

Questions??