

EPBD on the horizon

Emission-free buildings as early as 2028



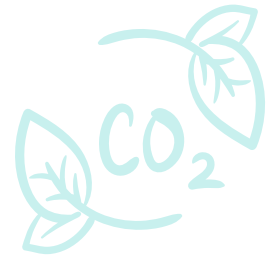
The European Union introduces new requirements for the construction industry. According to the EPBD - from 2028 all new public buildings, and from 2030 onwards other objects, will have to meet zero-emission standards. These regulations not only redefine the way real estate is designed and used, but also emphasize the key role of the construction sector in achieving the EU's climate goals.

By the time the above deadlines expire, all new buildings should be near-zero energy consumption objects and meet minimum energy performance requirements. However, in the case where public institutions intend to move to a new object which they do not own, they should aim for the building to be a zero-emission building.

What is a zero-emission building?

This is an **object which must not produce any carbon emissions from fossil fuels on site.**

A zero-emission building should also provide the ability to respond to external signals and adjust its energy consumption, generation or storage. However, the energy demand of such a building, as well as its greenhouse gas emissions, **should not exceed maximum thresholds set by member states.**



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As a rule, the total annual primary energy consumption of a new (or renovated) zero-emission building should be covered by energy from:

- renewable sources generated on site or nearby or provided by a renewable energy community;
- an efficient district heating system; or
- emission-free sources.

GWP indicator

The EPBD also defines a "life-cycle GWP" (Global Warming Potential) factor.

This is an **indicator quantifying the global warming potential over the life cycle of a building, expressed in kg of CO2 equivalent per square meter of use area.**

Life-cycle GWP will have to be disclosed in energy performance certificates starting:

- **1 January 2028** - in the case of all new buildings with a floor area of more than 1,000 m²;
- **1 January 2030** - in the case of all new buildings.

These changes pose significant challenges to the construction industry, while also opening the door to innovative technological solutions and new business models.

The implementation of the objectives of the EPBD may stimulate the dynamic development of the RES sector and efficient district heating systems.

The potential social benefits of these regulations should also not be overlooked - from lower energy costs for building users to improved quality of life through reduced emissions.

It should be borne in mind that the EPBD has not yet undergone the process of implementation into the Polish legal order, which involves the possibility of introducing exceptions to the above-mentioned provisions, as well as the risk of the Polish legislator adopting even more ambitious targets for zero-emission buildings.

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