

EPBD on the horizon

Smart energy management in buildings - key changes already from 2026

The EPBD is accelerating the transformation towards smart, energy-efficient buildings of the future. Changes in energy management will affect both non-residential and residential buildings.

The new regulations place particular emphasis on the interoperability of technologies, as well as automatic lighting control and the ability to respond to external signals.

Key deadlines: 2026, 2027 and 2029 - set clear timeframes for implementing these changes to make buildings more environmentally friendly and better managed.

Smart systems are already in place

Under current legislation, owners of non-residential buildings with systems:

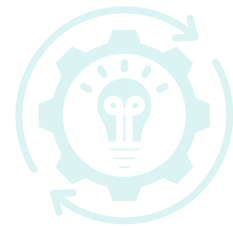
- heating or a combined heating and ventilation system;
- air conditioning or a combined air conditioning and ventilation system

with a nominal total heating/cooling capacity of more than 290 kW - had until 31 December 2024 to equip their buildings with automation and control systems enabling: continuous monitoring, recording, analysing and adjusting energy consumption; benchmarking of the building's energy efficiency; and communication and interoperability with the combined systems referred to in the above paragraph.

More non-residential buildings with automation and control systems starting in 2029

The EPBD introduces new standards and at the same time tightens existing regulations.

By **31 December 2029**, non-residential buildings with a rated useful output for combined heating or air conditioning systems and room ventilation or combined



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air-conditioning and ventilation systems above 70 kW - **should be equipped with automation and control systems** (if technically and economically feasible).

Such systems should enable:

- **continuous monitoring**, recording, analysing and adjusting energy consumption;
- **benchmarking of the energy efficiency of the building**, detecting losses in the efficiency of the technical building systems, and informing the person responsible for the facilities or for the management of the technical building infrastructure of opportunities to improve energy efficiency;
- **communication with interconnected technical building systems** and other equipment within the building, as well as interoperability with technical building systems across different types of proprietary technologies, equipment and manufacturers.

And by 29 May 2026 - **systems should provide monitoring of indoor environmental quality.**

Mandatory automatic lighting control

It should also be pointed out that the EU legislator requires that non-residential buildings with a rated useful capacity for heating systems, air conditioning systems, combined space heating and ventilation systems or combined air conditioning and ventilation systems:

- **above 290 kW** - are equipped by 31 December 2027 with automatic lighting controls;
- **above 70 kW** - are equipped by 31 December 2029 with an automatic lighting control.

Automatic lighting control must be appropriately positioned and allow for presence detection.

Intelligent systems in residential buildings

The changes do not only apply to non-residential buildings. From 29 May 2026, all new residential buildings (and those undergoing major renovations) will have to be equipped with:

- **a continuous electronic monitoring system** that measures the performance of systems and informs building owners/managers in the event of a significant change/need for system servicing;
- **control functions to ensure optimum energy generation**, distribution, storage and consumption and, where appropriate, hydraulic balance;
- **the ability to respond to external signals** and to adapt energy consumption;

where technically, economically and functionally feasible.

However, 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

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