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PANATTONI EUROPE

PLP CZECH REPUBLIC: ENERGY CERTIFICATES COMING DUE

In his PLP lecture about energy certification, Jan Pejter, a consultant from Enviros consultancy, told a packed house about requirements the mandatory EPBD (Energy Performance of Building Directive) energy certificates will place on the property sector. In this lecture organized by Roberts Publishing Media Group, he also described many of the difficulties that will complicate the implementation of the EPBD.

The energy certificates will be required from January 1, 2009 but Pejter said he was concerned there wouldn't be enough people qualified to issue the certificates by then. "One hundred experts isn't enough," he said. It was for this reason that the requirement was lifted for the sales of buildings that haven't been newly reconstructed. Otherwise, said Pejter, "It would block up the market."

The number of buildings requiring certificates has been reduced still further by a law that exempts buildings of under 1,000 sqm. While this is true in all EU countries, some countries are looking to lower the cut-off point even further, despite the fact that some countries haven't even introduced the certificates yet. "At the moment, 30 percent of all buildings have to be inspected, but it's possible that eventually they'll all need certificates," said Pejter.

He sees further problems in the specifications of public buildings where certificates are required regardless of their age, whether or not they've undergone reconstruction. Pejter also criticized the lack of transparency across EU countries, as each country's certificates are based on differing data. The Czech Republic is the only country that counts delivered energy, while other countries count based on primary energy alone. "It will be difficult to harmonize with the EU because different methods are used. The UK uses primary energy and CO2 emissions," added Pejter.

It appears that the implementation of a uniform, transparent system across the EU won't be easy.

The lecture also included a practical section in which Pejter stressed that in determining the energy requirements of a building, it's useful to specify individual subsystems. The most economic way of improving a building's marks, he said, is good house keeping. By contrast, the installation of new, double-pane windows may be popular, but it offers the longest payback period: 15 to 20 years. Still, if all measures are taken, said Pejter, including an effective system of lighting control and the management of building temperature, boiler reconstruction and insulation of walls and attics, savings of 50 percent can be achieved.