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Implementing the EPBD's energy saving targets for residential buildings – the role of MEPS

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Extended Abstract

Article 9(2) of the EPBD requires EU Member States to reduce the average primary energy consumption of their residential building stock by 16 % by 2030, and by 20 to 22 % by 2035. One type of policy measures that Member States may use are minimum energy performance standards. These are defined as rules that require existing buildings to meet an energy performance requirement, e.g., by a certain time or at a trigger point.

Introducing this instrument raises implementation questions, i.a., the administrative resources required to ensure compliance, and the capacities to provide advice and other practical support to obligated building owners, e.g., through one-stop shops. Instead of introducing MEPS for all energy-inefficient buildings, it may be wise and sufficient to start with subgroups of the building stock.

Against this background, we have analysed MEPS for two trigger conditions for the case of Germany: (1) buildings that change ownership, e.g., through inheritance or sale, which provide an opportunity for renovation, and (2) multi-family buildings in single ownership, e.g. of housing companies or associations, or private landlords/landladies. For the latter, renovation decisions are much easier to take than for multi-owner apartment buildings. Using the German building typology and annual numbers of ownership changes, we found that MEPS for these two subgroups of the building stock alone may achieve one third of the 16 % energy savings target by 2030, and almost half of the 2035 target. Around 60% of these savings can be achieved in multi-family buildings in single ownership, the rest in cases of ownership change.

The presentation will provide detail on the methods and results of this analysis.

In addition, it will explain our estimate for the threshold value for the definition of worst-performing buildings. This is 242 kWh/(m₂/yr) of primary energy based on counting numbers of buildings, and 233 kWh/(m₂/yr) based on counting floor area.

Reference

Thomas, S., Kaselofsky, J., Schnurr, B., & Venjakob, M. (2025). Umsetzung der Energieeinspar-Anforderungen im Wohngebäudebestand nach Art. 9 (2) der EU-Gebäuderichtlinie (Implementation of the energy saving requirements in the residential building stock according to Art. 9 (2) of the EU building directive). Studie für die Gebäude-Allianz. Wuppertal Institut.