
Details about energy certificate

What is an energy certificate?

The energy certificate is a document showing the energy performance of the building that has the content and layout of the Regulations on the energy certification of buildings (National Gazette 36/10), and is issued by an authorised person.

Energy certification of buildings is a set of actions and procedures that are conducted for the purpose of issuing the energy certificate.

Building energy audit is a documented procedure that is performed in order to determine the energy performance of the building and the degree of fulfillment of these properties in relation to the reference value and has proposed measures to improve the energy performance of the buildings that are economically justified and carried out by an authorised person.

The values in the energy certificate reflect the energy performance of the building and the energy consumption calculated based on hypothetical regime of using the building and do not necessarily reflect the real consumption in the building because it includes user behaviour.

The energy certificate is a marketing tool to promote energy efficiency and low energy construction. Energy certification of buildings is possible to compare the energy requirements of buildings, encourage investments in new and innovative concepts and technologies, the use of alternative energy supply systems in buildings, and contributes to the overall reduction of energy consumption and environmental protection. The energy certificate is designed as one universal rating energy performance of a building based on which objects can be classified and compared.

Obligation of certifying

All of the building for which request for confirmation of the main project or for a construction permits is made after 31st March 2010, must have an energy certificate.

Investor of new building has to provide building energy certificate before performing technical inspection and attach it to the application for issuance of a use permit.

Any property for rent or sale will have to have an energy certificate.

Existing buildings, or property that is for sale, rent or lease, must have an energy certificate available for the buyer or tenant at the latest by the date of Croatian accession to the EU.

Why the procedure?

The obligation of the energy certification of buildings arising from the Directive of the European Parliament and the Council on the Energy Performance of Buildings (EPBD) of 16.12.2002 was formed under the influence of the Kyoto Protocol (according to which member states were obliged to reduce carbon dioxide emissions by 8% by 2010.).

EPBD - Directive of the European Parliament and the Council on the energy performance of buildings, the most important legal instrument in the field of energy efficiency of buildings made on 16.12. 2002. Its aim is to promote improvement of the energy performance of buildings using cost-effective measures, and the need to achieve the Kyoto Protocol requirements and the security of energy supply. This Directive requires Member States to:

- The application of minimum requirements for energy efficiency in new buildings
- The application of minimum requirements on the energy efficiency of existing large buildings (useful floor area over 1000 m²) when they undergo major renovation
- Implement the energy certification of buildings
- Carry out regular inspection of boilers and air conditioning systems
- Ensure a sufficient number of qualified and / or authorized persons to carry out regular inspections of boilers and air conditioning systems, and the certification of buildings
- Carry out regular promotional activities aimed at informing and raising awareness about the energy efficiency of buildings.

The deadline for the transfer of this Directive in the Member States finished 04.01.2006. Due to difficulties in meeting the requirements to ensure a sufficient number of qualified and / or authorized experts to conduct energy certification of buildings and inspection of boilers for heating and air conditioning systems, Member States are able to use an extended period of three years (until January 2009.) for the full transfer of this Directive.

Energy ratings

Building energy is an indicator of the energy performance of the building which is the building expresses the annual heat energy for heating the climatic data reduced to the unit of useful floor area of the building and for non-residential buildings over the relative value of the annual energy use for heating.

Energy ratings are designated from A+ to G, the best to worst. All the facilities you need to make an energy certificate are classified in the energy class.

Such as refrigerators and appliances, according to the level of energy consumption, apartments, houses, and buildings will be shared on a very lean and cost-effective facilities grade A+, the less efficient it will be class A, lower B, C, D, E, F, and those high consumers and totally uneconomical will have a level of energy consumption G. The principle of operation is actually very similar to the purchase of appliances. As the manufacturers of electronic devices required to provide a complete specification of the energy consumption of individual household devices, it shall also owners of houses, apartments, buildings must also be made available to the buyer as well as the building consumes energy class where it belongs.

CCP Real Estate can do all the necessary work to apply for and obtain an energy certificate for your property. Please contact us to arrange your application.