

Operational rating (Energy Performance Certificates) can ensure building performance in practice (not just in theory)

- If EPC calculation will be based on dynamic calculation, then the dynamic calculation method/tool should be open to extra functionalities, including the possibility to include Performance Gap detection (difference between actual measured and theoretical calculated). If there is no attention to actual energy use, then buildings stay energy efficient only in theory.
- Operative labelling should be at least anchored in smart meter data (heat & electricity) and preferably with the support of IEQ sensors. The energy metering should be preferably at the apartment level/zone level. Smart energy meters to be used to detect actual energy use while IEQ sensors to be used to diagnose the potential reason for the performance gap.
- The IEQ monitoring is relatively expensive therefore we recommend a shorter time evaluation based on leasing/service contract where sensors are not necessarily owned to apartments. We see the relatively high cost of monitoring as one of the main barriers to operational EPCs.
- IEQ evaluation is essential also to evaluate the whole well-being in buildings (e.g. underventilation is not potentially the best strategy to save energy if it causes high-CO2 level exposure)
- Transformation of discomfort conditions into fictitious energy requires direct comparability between free-running and mechanically driven buildings, allowing to evaluate the traditional houses and buildings in which personal devices are used to improve comfort conditions.
- GDPR and openness of data is currently one of the main barriers to operational EPCs. Currently, we cannot see how this could be solved.