



Study for the development of European Ecolabel criteria for buildings

First draft criteria

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WP Ecolabel for buildings	Deadline
Set up of internal team Set up of AHWG e-mailing list	December 2007
Regulatory, economic and technical analysis: market, legislation, environmental analysis, existing initiatives and LCA studies	End of February 2008
Preliminary report	End of March 2008
First AHWG meeting on product group definition	15-apr-08
Finalised product group definition	August 2008
1st background document	October 2008
Second AHWG meeting on 1st background document	28 October 2008
Preliminary draft proposal criteria	End of February 2009
Third AHWG meeting on 1st draft criteria	March 2009
First draft proposal criteria	September 2009
EUEB presentation and discussion	September 2009
Second draft proposal criteria	November 2009
EUEB presentation and discussion	December 2009



Product group definition

Product group definition for “buildings” shall comprise: “buildings considered in their entirety, as well as small houses, new or existing, public or private, used for residential purpose and for use as offices”.

From the definition part of the building such as individual apartments and flats in a building are excluded.

New buildings include also major refurbishments.

Existing buildings include also renovations.

Residential purpose is meant as for dwelling purpose.

Use as offices is meant to be the use of the building for administrative, bureaucratic and educational activities of a public or private nature.





Criteria structure of the product group - Buildings

- New buildings/major refurbishments (Sub-product group)
 - Residential
 - Offices
 - Schools

- Existing buildings/renovations (Sub-product group)
 - Residential
 - Offices
 - Schools





Target

- Construction companies
- Owners (private and public)

When to apply?

- When the building is completed and operational





Validity of criteria - Use of the logo

Validity of criteria + transitional period = use of the logo

- Different approaches in existing initiatives
- Different hypothesis analyzed





Validity of criteria - Use of the logo

- New buildings/major refurbishments
 - Validity of criteria: 5 years
 - Transitional period: 2 years
 - Use of the logo: 5 years + 2 transitional periods + 2 times renewal (total 19 years)

Respecting new criteria only for the Use phase to be renewed

After two renewals the building shall comply with all new criteria





Validity of criteria - Use of the logo

- Existing buildings/renovations
 - Validity of criteria: 5 years
 - Transitional period: 2 years
 - Use of the logo: 5 years + transitional period

Respecting new criteria for existing buildings





Criteria Methodology

- Main environmental aspects (from LCA, literature data and other initiatives) [First background report]
- 90 proposed criteria (according to previous step, analysis of existing initiatives, researches of the working group) [Second background report]
- 1st Draft criteria (69 criteria)
 - Revision of 90 proposed criteria
 - Elaboration wording criteria



Main environmental aspects

□ Environmental issues

- Environmental loadings (emission to atmosphere, soil, water, ...)
- Resource use (energy, materials, water, ..)
- Health and safety (indoor quality, health and well-being, ..)

□ Fitness for use

- Service quality (management, maintenance, ..)
- Services (waste collection, transports, ...)





Scheme	Criteria (n.)
Breeam	101
Breeam Ecohomes 2006	25
Casbee for Home 2007	75
Casbee NC 2008	106
CEN/TC 350	14
CPD	17
GPP - EnvCrit	32
iiSBE - SBT	137
ISPRA	26
LEED for Homes 2008	43
Swan-labelling of Small houses	57
Total	633



First draft proposal criteria

- 69 Criteria
- 2 Annexes
 - New buildings
 - Existing buildings
- 2 Sections
 - Mandatory
 - Optional



New building – Number of mandatory / optional criteria per issue.



M/O New Building	ISSUE	Total	
Mandatory	Documentation	3	
	Emission to soil	1	
	Emission to water	1	
	Energy	7	
	Facilities provided	4	
	Fitness for use	2	
	Health and well-being	9	
	Impacts on site	3	
	Materials	8	
	Operation & Maintenance	2	
	Planning - Project	3	
	Waste management	1	
	Water consumption and management	4	
Mandatory Total		48	
Optional	Emission to atmosphere	2	
	Energy	2	
	Facilities provided	1	
	Health and well-being	3	
	Materials	5	
	Planning - Project	6	
	Waste management	1	
Water consumption and management	1		
Optional Total		21	
Total		69	

Existing building – Number of mandatory / optional criteria per issue.



M/O EB	ISSUE	Total	
Mandatory	Documentation	3	
	Emission to soil	1	
	Emission to water	1	
	Energy	6	
	Facilities provided	1	
	Fitness for use	2	
	Health and well-being	9	
	Impacts on site	1	
	Materials	4	
	Waste management	1	
		Water consumption and management	2
	Mandatory Total		31
Optional	Emission to atmosphere	2	
	Energy	3	
	Facilities provided	4	
	Health and well-being	3	
	Impacts on site	2	
	Materials	9	
	Operation & Maintenance	2	
	Planning - Project	9	
	Waste management	1	
	Water consumption and management	3	
Optional Total		38	
Total		69	



Score system

	Mandatory Criteria	Optional Criteria
New Buildings	48	21
Existing Buildings	31	38

For both optional sections (new and existing buildings) a balanced system in the number of criteria required will be proposed such as:

- For new buildings a minimum number of 12 criteria on 21 potential criteria could be required;
- For existing buildings a minimum number of 29 criteria on 38 potential criteria could be required.





Draft criteria

- Pending issues
- Valorization of other initiatives
- ... discussion

**Next AHWG
meeting**

