

MANDATORY ENERGY CERTIFICATION OF BUILDINGS FOR RENT, SALE AND REHABILITATION.



The mandatory energy certification of buildings for rent, sale and rehabilitation is a requirement derived from the European Directive 2002/91/CE. In Spain the RD 235/2013 requires the energy certification of buildings, business premises and housing restoration, in order to give full information to the buyer. This certificate must include objective information on building energy characteristics, this way it is possible to assess and compare the energy efficiency, in order to encourage the promotion of high energy efficiency buildings and investments in energy saving.

The energy performance certificate must be submitted to the buyer or new tenant. This certificate grants the right to use the energy efficiency label over a period of ten years.

By simulating the building using the software LIDER, CALENER and CE3 we obtain the corresponding rating both for new building constructions and existing ones. It also provides an energy certification document according to current regulations.

We have developed a specific service for private clients, real estate and financial institutions to issue these certificates and facilitate the transfer of real estate quickly and professionally.

ASSISTANCE FOR THE REHABILITATION OF BUILDINGS AND HOMES



One of the main means to achieve the goal of reducing CO2 emissions by between 50 and 80% for 2050 is to reduce the energy consumption in buildings. Heating and air-conditioning are major energy consumers, and represent 65% of the total energy consumption of a building during its life cycle. However most of this energy is wasted due to lack of insulation. The rehabilitation of the existing housing stock in Spain is the biggest opportunity for energy savings in our towns and cities.

Why should we rehabilitate energy?

Currently in Spain 80% of existing buildings are older than two decades or more and were not built with energy efficiency criteria as currently applied with a technical building code. The climate control spending in Spanish households accounts for nearly 50% of the total energy budget for an average family. By applying energy-efficient techniques the energy demand for heating and air-conditioning can be reduced by 60-80%.

The final decision rests with the consumer, we work to give our customers energy efficient products at reasonable prices, in doing this we hope to do our bit for the coming change.

This service is developed to advise communities of owners, estate managers, designers and individuals on the best options to tackle the reform of the buildings so they can take advantage of the support reflected in the recent decree 233/2013 for the energy rehabilitation of buildings.

ENERGY CONSULTING FOR TECHNICIANS AND PROMOTERS

Energy simulation is defined as the tool which is able to evaluate and optimise energy saving strategies reducing the environmental impact costs we highlight in our projects. In our company we work with the most recognised market simulation, responding to both energy generation and cost, as aspects related to user comfort in buildings and their environment.

The **energy pre-diagnosis** and energy audit study are global studies of the energy demands of a building or industry and evaluate alternative measures for reducing power consumption and the cost of the same. Implementing some of these measures will achieve savings in energy bills, by reducing the energy demands through improved efficiency, active systems management, and improvement in energy use during the life of a building. It involves gathering information and proposing a classification, proposing alternatives, analysis and quantification of savings and decision-making. This work will lead to a proposal for improvements to be made in the energy management of the building, always taking into account all the simplest solutions to the implementation of the latest technologies. We advise the customer on making their decisions by detailing each of the proposed improvements: outlining the impact of energy consumption improvements – and the necessary investment- pay back period of these investment-subventions.

If we talk about **sustainability in building**, the scope extends far beyond the energy consumption and the associated CO2 emissions. We must recognise the need to tackle projects with a holistic focus, and at the same time with a specific and quantified objective. Therefore we integrate in our consulting processes two of the most recognised sustainability building methodologies:

LEED (Leadership in energy and environmental design) is the most prestigious sustainable construction standard worldwide. It is based on a scoring system that measures the level of environmental respect and the health of buildings and has been developed by the US green building council (USGBC). In Spain the adaptation of this environmental quality seal has been developed under the name of VERDE.

BREEAM (BRE Environmental assessment method) is the world's leading design and assessment method for sustainable buildings. It sets the highest quality standards in sustainable design and is widely used as a reference for the environmental performance of a building.

