

# Energy Certificate

On 1 June 2013, the energy certificate system was renewed: now an energy certificate is also required in connection with the sales or renting of an old low rise buildings, as in the case of other buildings.

## Energy certificate system has been renewed

On 1 June 2013, the energy certificate system was renewed: now an energy certificate is also required in connection with the sales or renting of an old low rise buildings, as in the case of other buildings. The new certificates were introduced in stages:

- **1 June 2013:** New buildings, apartment blocks and houses that were taken into use in or after 1980 (detached houses, separate buildings in housing companies and semi-detached houses)
- **1 July 2014:** Terraced houses, chained houses, commercial buildings and office buildings
- **1 July 2015:** Nursing/caring industry, assembly and educational buildings
- **1 July 2017:** Low rise buildings that were taken into use prior to 1980

**(detached houses, separate buildings in housing companies and semi-detached houses)**

## Benefits of the Energy Certificate

The purpose is to create a certificate based on calculation data for the building being studied.

The Energy Certificate allows for comparison of buildings: it provides reliable information on the energy consumption of a building that is not dependent on the occupants, but is based on properties of the building.

The Energy Certificate also includes information on the actual energy consumption of the building's current occupants.

## Content of the Energy Certificate

▪ An order for an Energy Certificate may be placed by the owner of the building or a third party if the owner has given their consent. An agreement in writing is always made when placing an order.

The new act on building energy certificates (Laki rakennuksen energiatodistuksesta, 50/2013) entered into force on 1 June 2013. An energy certificate compliant with the new act is now required when selling or renting an apartment or a building.

The Energy Certificate was developed for this purpose.

- The client will receive this Energy Certificate Service Description, preparation instructions for the inspection and a client's interview form. The preparation instructions specify issues for which the client is responsible and explain how to prepare for the inspection.
- The site visit usually takes approximately 1–8 hours.
- The inspection includes an initial interview to determine the initial data required for the Energy Certificate (see client interview).
- The Energy Certificate is always prepared by a qualified person. The calculations are made after the site inspection visit, taking into account all instructions and regulations specified in the National Building Code of Finland.
- The final Energy Certificate will be delivered in accordance with an agreed schedule.

*Continued on the reverse side ▶*

### The Energy Certificate includes the following, for example:

- Basic data of the building, such as building name, address, real estate register ID, year of completion and intended use
- Energy efficiency comparison figure (E figure) and the energy efficiency class on a scale of A to H using the grading scale for new buildings
- The calculation bases, such as information on building structures, their properties and heating methods
- Actual energy consumption figures
- Amount of purchased energy using an energy form factor
- Contact details and qualifications of the person who prepared the certificate, certificate date and validity period
- Action proposals and their calculated impact on the E figure

### Additional information on the Energy Certificate

- The Energy Certificate calculations are based mostly on decrees, regulations and surface area information obtained during the site visit or submitted construction drawings, building plans and consumption data.

Correctness of the submitted initial data is not verified.

- The purchased energy figures in a calculated Energy Certificate may be significantly different from the building's actual consumption level due to consumption habits of the occupants and the energy factors used in the calculations.

The purpose of the energy certificate legislation is to make all energy certificates comparable by ensuring that the calculations in all certificates are made in the same manner.

- The action recommendations are based on Raksystems' own databases and experience of the person who prepares the certificate on similar renovations or actions.

The costs of the repairs or renovations may experience significant changes when offers are requested with an invitation to tender prepared by competent structural, HVAC and electrical engineering experts.

- An Energy Saving Survey, Air Leakage Measuring, Thermal Imaging, a Condition Evaluation or a Condition Estimate will provide important additional information to support the Energy Certificate. Hence, we recommend combining these services. ■

