France's Plan Batiment Durable

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Sustainable Building Plan

The Grenelle of Environment : a unique and original process (1/3)

- **A policy implemented in the frame of European policies**

- **Two original features**
  - An elaboration and a ruling process made to promote active participation from all stakeholders
  - A combination between ambition and effort intensity both from the public authorities and the private sector

The Grenelle of Environment : a unique and original process (2/3)

- 5 colleges composed of different actors gathered in order to elaborate a roadmap towards sustainable growth and ecology.

  → **State, unions, employers, local authorities et NGO's**

  July – March 2008 : round table talks, operational committees, preparation of laws and application texts

The Grenelle of Environment : a unique and original process (3/3)

- The Grenelle has thus put in place **2 complementary sets of laws :**
- **Grenelle 1 – August 3rd 2009**
  - Guidelines and objectives
  - Voted unanimously

- **Grenelle 2 – July 12th 2011**
  - A toolbox which operationally completes Grenelle 1

- **Finance laws**
  - Financial and tax incentives which go together with Grenelle 2

A global project for the entire building sector

- Buildings are responsible for **42% of energy consumption** and accounts for **25% of greenhouse gas emissions in France.**

- **4 million professionals** to mobilize

- The building sector represents a major challenge for the completion of the Grenelle environmental objectives

- Need of a specific governance of the project

The Sustainable Building Plan : a unique and original process

- **A leader from the private sector** - Philippe Pelletier, lawyer - is in charge of steering the Sustainable Building Plan
- **A small team** based at the Ministry of Ecology mobilizes
  - 1000 partners at the national level
  - 5000 partners at a regional level
- 4 sectors :
- **Private housing – Social housing – Private Tertiary building stock – Public Tertiary building stock**
- The Grenelle Building Plan **ensures the implementation of the sustainable building plan commitments over the entire building sector.**

The Sustainable Building Plan : a unique and original process

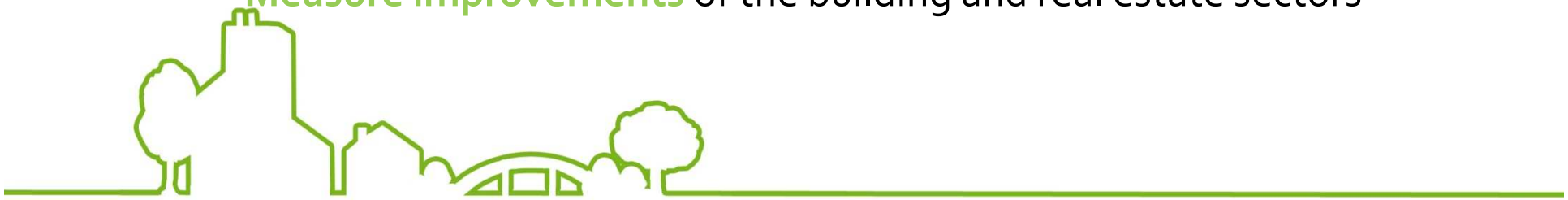
– Gather professionals in order to **make all them work together** **on the subject of energy efficiency in buildings**

– **Spread information**

– Benefit from **experience feedbacks**

– Make **Operational recommendations** for policies

– **Measure improvements** of the building and real estate sectors



The Sustainable Building Plan : a unique and original process

- A leader from **outside** of the state administration
- A **small** team in the French Ministry of Ecology (4 people)
- A rather well-known **website**
- A **yearly report** issued in February n+1 and widely distributed (5000 copies).

The Sustainable Building Plan : a unique and original process

- Three levels of organization :

  1 - 3 or 4 times a year : an informal general assembly that aims to inform the professionals about public policies and measures

  2 - A monthly meeting of 40 top representatives of the whole chain of the building sector

  3 - More than 20 workshops with leaders from the professional sector

The Sustainable Building Plan : a unique and original process

- Regional action
  - Animation of a network of all the clusters created in France on the topic of sustainable building (40 to 50)
  - Participating in national and regional events

    "le tour de France du Plan Bâtiment"

The Grenelle of Environment
Objectives for the building sector

For new construction

2012 : Low Consumption Buildings (LCB)
October 28th 2011 : early application for the tertiary sector

2020 : Positive Energy Buildings (BEPOS)

A revolution in the way the building process is organised
Shift from a obligation of means towards an obligation of results
The dramatic change has been largely anticipated

The Grenelle of Environment
Objectives for the building sector

Existing buildings

2012 – 2020 : Decrease energy consumption of existing buildings by 100 kWh/m²/year
-38 % in 2020
2020 - 2050 : Decrease energy consumption of existing buildings by an extra 100 kWh/m²/year.
Reach factor 4

A balanced strategy : incite then compel
Increase awareness, give advice and incentives
Obligation to make renovation works in tertiary buildings
Explore all possibilities concerning the existing housing stock

The objectives of the government since 2012 : Energy transition and national plan for energy performance in buildings

- **1 000 000 performing housings a year**
  - 500 000 new construction
  - 500 000 renovated
- Imply local councils and territories : one-stop-shop / Deploy "renovation passports"
- A whole set of incentive tools :

  Fight against fuel Poverty, tax rebates and zero interest loan, white certificates
- A first set of obligations (flexible laws)
- Consolidate existing financial tools and introduce innovative financing
  - Individual housing
  - Muti-owner collective housing
- Increase the quality level on the supply side
  - Training/condition public subsidy to a proof of competence of the contractors

First results

- Increase in awareness as regards the importance of energy savings in the building sector

  Part played by the increase in energy costs but also dynamics created around the Grenelle
- Anticipation of new rules in the field of new construction : low energy buildings
- Promising beginning in the renovation field

  Over 350 000 housings already renovated

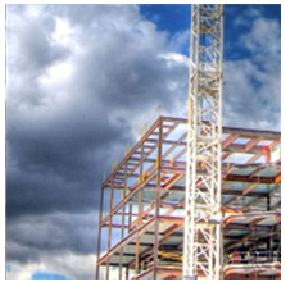
  2012/2013 disappointing years : 200 000 homes renovated per year
- Boom in innovation, not only technological but also more global : organizational , marketing, service level

What's on ?

- Imply all levels of local authorities in a consistent way
- Improve the supply side
  - Mandatory competence levels
  - Impulse global offers

- Think differently to push decision making : to embark energy performance
- Put the tertiary sector on the move : obligation / voluntary move
- Lay stress on low investment or no investment savings
- Debate on a possible future obligation of works.

Thank for your attention



For more information :

www.planbatimentdurable.fr