

hybridGEOTABS & ALDREN workshop Q&As

27th March 2019

ALDREN Session Q&As:

Is there a definition of the Nearly or Net-Zero Energy Building (NZEB) at the EU level or only at the National levels?

Jana Bendžalová: The [ALDREN](#) has its definition of Nearly Zero Energy building (NZEB) in class A. The value is not necessarily fully in line with the national definition commissioned by member state because of many differences in calculation methodologies, indicators (e.g. total or non-renewable primary energy), floor area, primary energy factors, export of produced energy from RES etc. The definition is tested on model buildings with the national input values for thermal envelope and systems properties. The definition of ALDREN NZEB for office buildings in term of non-renewable primary energy use is close to the Commission recommendation (EU) 2016/1318 on guidelines for the promotion of nearly zero-energy buildings and best practices.

Robert Cohen: Just a quick comment that the European Green Building Councils are also defining zero-energy buildings for the World Green Building Council, so there are national definitions being developed at the moment. The Dutch Green Building Council has come up with a definition called the [Paris Proof](#) concepts, which is really interesting.

Should the renovation passport use or integrate BIM?

Marta Maria Sesana: For sure within the ALDREN procedure we are going to investigate this aspect. One module of the ALDREN BuildLog is title and structured to collect Documentation and BIM. It's definitely another big issue to investigate, and the desire of ALDREN is to go on that path.

It was presented that the building passport should be taken with the building for its lifetime. How do you envisage who will manage this - who are the actors during this process, and what are their roles?

Marta Maria Sesana: When we have started to structure in detail the data model of the ALDREN Building Renovation Passport, we were aware on the need to keep in mind that along the path there are different 'actors' and their knowledge, background and expertise are not the same. For that reason we have structured it with different Level of Information (LoI) or let's say Level of Detail (LoD) to not lose data quality, but at the same time to reach different target people. Who will fill in the ALDREN BRP should be people trained by the

ALDREN approach and for them we are preparing a dedicated training material and the pilots will be the first real application of the approach.

LoD will support a better comprehension for different actors, for that reason we are also looking at a light version, I mean a more friendly version, with few but comprehensible indicators or clear rating even for the building owner or user.

Some building passport initiatives already exist, but they are focused on residential buildings, so ALDREN will be the reply for the non-residential ones.

At all, the different actors need to understand what exactly the data are referring to; which indicators or which energy they should consider, which renovation strategy and when they should apply it and so on. The importance of a common language and the data quality will be the key to have a user friendly and comprehensible tool to trigger renovation. Along the ALDREN approach, users can give feedback for example, but shouldn't be the person who updates the passport/logs.

Mathieu Rivallain: We can also slightly reposition this question in line with what we do with EPCs. This passport is not the only item of building documentation that is supposed to be revised over time and performed, for example, every 10-years because it has a certain validity.

In line with EPCs, we could figure out that EPC assessors could be responsible for updating the building information and building documentation, at least with respect to some topics. Related to energy ratings, this is quite direct. The inclusion of health and wellbeing parameters, depending on how far we go, could also be introduced in this vision.

The question of meeting the targets between predicted and actual performance is maybe to be dealt slightly differently, because this issue is to be considered when we renovate the building. If we just exploit the building without a renovation programme or plan, maybe the strategy could be slightly different. Some companies offer their services to perform this analysis along with the deep renovation process.

Depending on the topic, perhaps the professionals to be involved can be different, but not yet totally conclusive.

Robert Cohen: I was at a very large meeting of financial investors who are interested in the building passport, not really for understanding the energy situation in a building, but to understand the investment potential for the property. If they have this data digitally they can play this financially, and that is also why there is a lot of interest in the building passport.