



**GOVERNEMENT**

*Liberté  
Égalité  
Fraternité*



# ÉCO ÉNERGIE TERTIAIRE

A public policy for the energy transition in the non-residential building sector

# 1. Why do we need national requirements?



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## Building Sector

46%

share of residential and tertiary  
buildings in energy consumption  
in France



1/4

share of residential and tertiary  
buildings in greenhouse gas  
emissions in France



## Non-residential Tertiary Buildings

973

millions m<sup>2</sup> of tertiary buildings in  
France



1/3

of the energy consumption of  
buildings comes from the tertiary  
sector in France



## Two objectives ...



Reducing the energy consumption of the non-residential building stock

**40%** in 2030

**50%** in 2040

**60%** in 2050



Improving comfort and energy management in these buildings

... implemented gradually



LA TRANSITION ÉNERGÉTIQUE pour la  
CROISSANCE VERTÉ

**#LoiElan**  
Évolution du logement, de l'aménagement et du numérique

Law of 23 November 2018

Decree of 23 July 2019

Decree of 10 April 2020

A second decree is being prepared

## 2. Which buildings and premises are concerned ?



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# Buildings of the tertiary sector are concerned by this requirement of Energy saving actions

Many types of buildings and premises (commercial or non profit activities) are concerned :



Commercial Buildings

Office buildings

Educational buildings

Sports halls, swimming pools

Theatres, museums

Cafes, hotels, restaurants

Health care facilities

Logistics buildings

Train stations, airports

Data centers

...






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Both building owners and tenants must comply with energy saving requirements



## Concerned buildings and premises: a broad scope

- Existing buildings (as of November 24, 2018)
- Threshold of **1000 m<sup>2</sup>** :
  -  • Buildings with an area greater than or equal to 1,000 m<sup>2</sup> with premises exclusively allocated to tertiary activities
  -  • All parts of a mixed-use building that hosts tertiary activities and whose total surface area is greater than or equal to 1000 m<sup>2</sup>
  -  • Any set of buildings located on the same property unit or on the same site when these buildings accommodate tertiary activities over a combined surface area greater than or equal to 1,000 m<sup>2</sup>
- Any category of tertiary activity, whether public or private



## Exempted buildings and premises: a very narrow scope

- Temporary buildings
- Places of worship
- Operational facilities: defense, civil security and internal security



# 3. Key principles



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# Energy Performance Objectives:

Gradually reducing building energy consumptions by:

**40%** in 2030

**50%** in 2040

**60%** in 2050

- compared to a reference year which cannot be earlier than 2010
- measured in final energy, all end-uses combined (consumption data from energy bills)

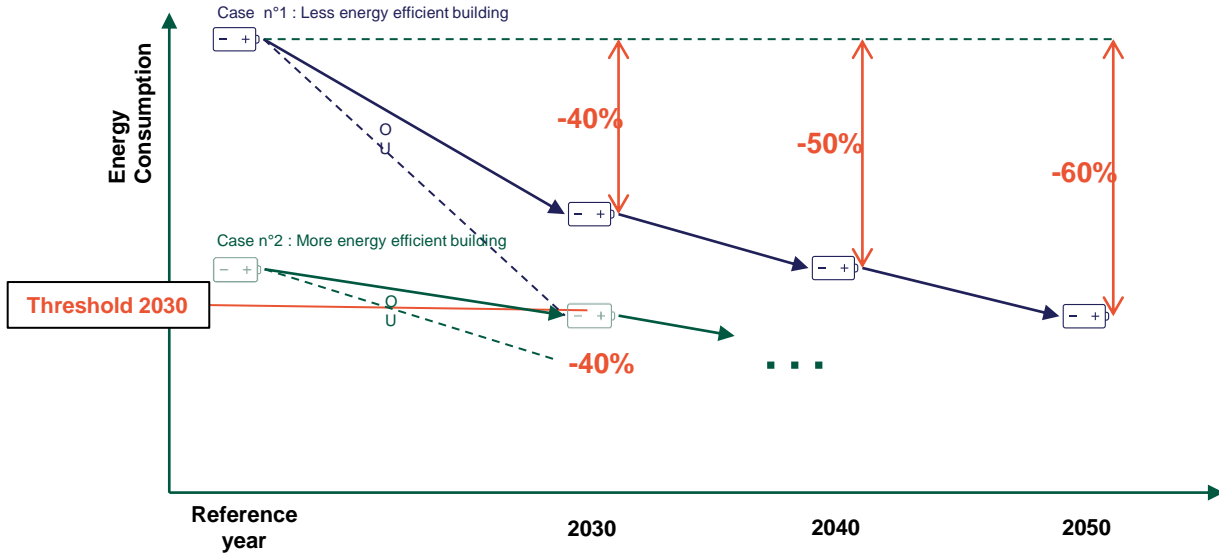
**OR**

Reaching energy consumption thresholds, defined per decade (2030, 2040, 2050) for each building category (offices, hotels, educational buildings, etc)

*Absolute value set for each decade according to the category of the building and the best available techniques (decree under consultation).*

» Pragmatic and simplified approach based on actual consumption

# Illustrating both options:



## Multiple means of action:

- Energy renovation of buildings
- Installation of high-performance equipment, control devices and active management systems
- Revising operating & management agreements
- Adaptation of premises to energy efficient use and activities
- Occupant behavior
- Etc.

## Energy saving targets can be adjusted in case of :

- Technical, architectural or patrimonial constraints
- Changes in activity type, evolution in level/volume of activity
- Disproportionate economic effort and impact

# A digital platform (portal) for monitoring and mobilizing the building sector



OPERAT

Observatoire de la Performance Énergétique  
de la Rénovation et des Actions du Tertiaire

<https://operat.ademe.fr/#/public/accueil>



- **Annual information of energy consumption by persons (owner and / or tenant) subject to obligation**
  - To be done before September 30 of each year
  - Monitoring of consumption from the year 2020

# A platform for monitoring and mobilizing the building sector

- Definition of the baseline
  - Energy Baseline
  - intensity Factors
- If applicable, justifications for the elements that allow the targets to be adjusted
  - Constitution of a technical study
- Production of an yearly certificate of consumption compared with targets
  - Automatic weather adjustment via DegreeDays
  - Possible adjustment with the intensity of activity
- Interoperability with energy monitoring tools of building owners or tenants
  - Facility for data transmission

»»» A tool for mobilizing and benchmarking for the entire tertiary sector



## Display of annual results

- For employees and the public
- « Eco Energie Tertiaire » rating implemented

## Integration within sale and rental documents

- Responsibilities shared between owners and tenants
- Development of green real estate value
- Transmission based on the annual certificate generated by the platform :
  - Reference consumption,
  - Final energy consumption of the last 3 years,
  - The objectives (past and) to be achieved,
  - Assessment of greenhouse gas emissions.



## Control and sanction system

- Name & Shame, administrative penalties, action plan to justify

# 4. Information ressources



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# Regulatory references



LOI n° 2018-1021 du 23 novembre 2018 portant évolution du logement, de l'aménagement et du numérique (article 175)

<https://www.legifrance.gouv.fr/affichTexte.do?cidTexte=JORFTEXT000037639478&categorieLien=id>

Décret n° 2019-771 du 23 juillet 2019 relatif aux obligations d'actions de réduction de la consommation d'énergie finale dans des bâtiments à usage tertiaire

<https://www.legifrance.gouv.fr/affichTexte.do?cidTexte=JORFTEXT000038812251&categorieLien=id>

Arrêté du 10 avril 2020 relatif aux obligations d'actions de réduction des consommations d'énergie finale dans des bâtiments à usage tertiaire

[https://www.legifrance.gouv.fr/affichTexte.do;jsessionid=20724D6D2F4AC5227CCB59E6201A9E6C.tplgfr42s\\_2?cidTexte=JORFTEXT000041842389&dateTexte=&oldAction=rechJO&categorieLien=id&idJO=JORFCONT000041842119](https://www.legifrance.gouv.fr/affichTexte.do;jsessionid=20724D6D2F4AC5227CCB59E6201A9E6C.tplgfr42s_2?cidTexte=JORFTEXT000041842389&dateTexte=&oldAction=rechJO&categorieLien=id&idJO=JORFCONT000041842119)

Un arrêté modificatif dit « arrêté valeur absolue » est en cours de concertation

# Information ressources

Frequently-asked questions with monthly updates:

<https://operat.ademe.fr/#/public/accueil>

Guideline (currently being drafted):

<https://operat.ademe.fr/#/public/accueil>

Communication documents:

<https://operat.ademe.fr/#/public/accueil>

- 4 page-leaflet « Eco énergie tertiaire – Construisons ensemble la transition énergétique »
- 2 page-leaflet « Passez à l'action en 10 étapes »



# Contacts

Questions concerning the OPERAT platform:

[operat@ademe.fr](mailto:operat@ademe.fr)

Questions concerning « Eco Energie Tertiaire » :

Vous pouvez vous adresser à votre Direction départementale des territoires - et de la mer (DDT-M), présente dans chaque département, ou votre Direction – régionale – de l'environnement, de l'aménagement et du logement (D-R-EAL)

<https://lannuaire.service-public.fr/recherche?whoWhat=&where=>