

Federal Ministry for Climate and Urban Development

Building Energy Efficiency Act (BEEA)

Version: July 2025

Normative Document No. BE-2025/07

Section 1 - General Provisions

§1 Purpose

This law aims to reduce energy consumption in buildings by setting minimum energy performance standards for new constructions and major renovations.

§2 Scope

Applies to:

- All new residential and commercial buildings.
- Renovations involving over 25% of the building envelope or systems.

§3 Legal Basis

This regulation is issued under Article 74(1) of the Constitution and in accordance with the Climate Protection Act (CPA-2022).

Section 2 - Energy Performance Requirements

§4 Energy Demand Limits

New buildings must not exceed the following annual primary energy demand (measured in kWh/m²·a):

- Residential: ≤ 45 kWh/m²·a
- Office: ≤ 55 kWh/m²·a
- Retail: ≤ 60 kWh/m²·a

§5 Insulation Standards

Thermal transmittance (U-values) must not exceed:

- Roofs: 0.15 W/m²·K
- External walls: 0.20 W/m²·K
- Windows: 1.0 W/m²·K

Section 3 - Renewable Energy Integration

§6 Minimum RES Contribution

All new buildings must source at least 25% of their annual heating demand from on-site renewable energy systems (e.g., solar thermal, biomass, or heat pumps).

§7 Solar Readiness

Roofs must be structurally and electrically prepared for photovoltaic installations ≥ 3 kWp, unless technical or architectural constraints are justified.

Section 4 - Compliance and Certification

§8 Energy Performance Certificate (EPC)

Before occupancy, buildings must be assessed and certified by an accredited Energy Assessor. The EPC must be:

- Valid for 10 years.
- Displayed publicly in commercial buildings > 250 m².

§9 Penalties

Non-compliance may result in:

- Fines up to EUR50,000.
- Suspension of construction or use permits.

Section 5 - Transitional Provisions

§10 Transition Period

Projects with permits granted before January 1, 2026, may follow the 2020 standards until July 1, 2026.

Appendices

Appendix A - Reference Climate Zones

[Map and table of climate-adjusted factors]

Appendix B - Definitions

- Primary Energy: Energy from natural sources before conversion losses.
- Major Renovation: Works affecting over 25% of the envelope or HVAC systems.

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