



EXEMPLARY BUILDINGS

In Brussels, thanks to the “Exemplary buildings” program, 265.000 m² are built or refurbished respecting passive or low energy standards.

SUMMARY :

The Brussels-Capital Region launches an annual call for exemplary building projects that score high in terms of their energy efficiency and their environmental sustainability.

The global objective is to encourage the building sector towards producing sustainable buildings. The short-term objective is to stimulate the eco-construction of new buildings or the refurbishment of existing buildings with high levels of energy efficiency and environmental sustainability whilst also remaining technically replicable and financially feasible so that these buildings can serve as examples for the future.

In order to stimulate participation, the Brussels-Capital Region will support the construction/refurbishment of exemplary buildings in three ways by providing: (1) financial help (100€/m²) for the conception and the realisation of exemplary buildings, (2) technical assistance to help project designers reach the quality objectives, (3) public visibility for the buildings and their designers.

Since 2007, three calls for projects have been issued (one per year). Each project has to pass a thorough technical analysis conducted by external experts before being presented to a jury which then selects projects on the basis of criteria including energy efficiency, environmental quality (water management, the use of ecological materials, etc.), technical replicability, economic viability or profitability and the philosophy, visibility and architectural quality of the project.

The 117 selected projects for 2007, 2008 and 2009 represent some 265,000 m² and are all of a very varied nature with a diverse array of project owners. They must be constructed before 31st October 2010, 2011 and 2013 and will be monitored to evaluate their effective energy consumption.

Annual calls with upgraded technical criteria are foreseen up to 2014.

DURATION:

05/2007 – 12/2014

BUDGET:

45 million Euros

CAMPAIGN AREAS:

- Project Demonstration and Dissemination
- Market transformation





BENEFICIARIES:

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All applicants (households, public authorities, NGOs, enterprises, promoters...) who are constructing or renovating in the Brussels Region.

BUILDINGS TARGETED:

Buildings must be situated in the Brussels-Capital Region and have one of the following main uses:

- housing: house, apartment, collective housing,...;
- teaching facilities;
- offices;
- health facilities;
- hotels;
- seminar and cultural facilities;
- sports facilities;
- exhibition halls with systems for regulating the interior climate;
- covered swimming pools.

The projects may consist of a new construction, a reconstruction or a refurbishment.

POLICY BACKGROUND:

The Brussels-Capital Region created a policy framework in 2004 to systematically integrate the energy and environmental concerns within the Brussels' building sector. It comprises:

- the legal context for enforcing the EPB
- the integration eco-construction elements such as the obligation to install green roofs
- free guidance and technical support from facilitators for members of the public and professionals
- collaboration with public partners so that stricter norms of eco-construction are integrated
- a wide range of financial incentives for individuals or enterprises
- the creation of an eco-construction cluster and a reference centre for technical and professional training.

ENERGY-RELATED RESULTS:

DIRECT RESULTS:

From the 2007, 2008 and 2009 calls (cumulative regional subsidies of 18,6 million euro), 117 projects have been selected.

Thanks to these calls for projects, 81.000m², including 340 dwellings, will be built, before end 2013, in a passive standard allowing a 80% reduction of the energy consumptions. In addition, 270 dwellings will be refurbished in a low energy way.

As the objective in terms of energy leans towards zero carbon buildings, almost all projects include production renewables, achieving maximum financial and technical potential. This does not take account of indirect gains due to the stimulation of green transportation (bike storage,





collective car sharing, etc.), ecological and recycled building materials and other environmental aspects.

In three years time, the programme "Exemplary buildings" has demonstrate that high levels of energy efficiency and environmental sustainability of the building sector are accessible to the market in technical as well as economic terms.

As the market evolves, technical solutions are discovered and disseminated and financial barriers tend to fall by the wayside. So, the technical requirements for the following calls for projects will be upgraded.

INDIRECT RESULTS:

Taking the exemplary character of these buildings into account, Brussels Environment will stimulate the entire regional building sector to adopt passive or low energy standards.

For more information, please refer to the following publication:

"Vert Bruxelles: Architectures à suivre"

(<http://www.bruxellesenvironnement.be/Templates/news.aspx?id=20266&langtype=2060&site=pa>)

ENVIRONMENTAL IMPACT:

A rough estimation of the direct reduction in energy consumption that the buildings from the two calls will achieve once built amounts to about 4,300 tep per year (+/- 10.000 t CO₂ / year).

MONITORING:

Each project beneficiary will make a declaration of honour to respect the contract signed and a follow-up of the projects will be conducted. This will include:

- the verification of the energy performance specified
- data collection over five years of the buildings' energy consumption

PROMOTERS:

Brussels-Capital Region Government:

http://www.bruxelles.irisnet.be/fr/region/region_de_bruxelles-capitale/autorites/gouvernement.shtml

Bruxelles Environnement - Leefmilieu Brussel: <http://www.ibgebim.be/>

Ministry of Energy and Environment - Evelyne Huytebroeck:

<http://evelyne.huytebroeck.be/spip.php?mot81&lang=fr>

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