

Renovation Passport Commercial Pilot Findings

How to implement a robust
Renovation Passport system in Ireland
for commercial properties

May 2026

Introduction

Building on a broad range of research and expertise, the Building Renovation Passport Pilot project focuses on developing a comprehensive package of concerted and targeted actions to tackle the barriers to energy renovation, focusing on non-residential buildings.

This SEAI funded project was coordinated by the Irish Green Building Council (IGBC), with the support of Integrated Environmental Solutions (IES) and The Scientific and Technical Center for Building (CSTB). Through nationwide stakeholder engagement, research of international models and piloting a renovation passport for sample buildings, plus training consultants, key recommendations have been identified by gaining insights into the attitudes, behaviours, and decision-making processes to deliver additional value for a robust renovation passport ecosystem.

The Renovation Passport Pilot project in developing a methodology also assessed the financial and technical barriers plus opportunities of implementing the tool, (as developed for the pilot), while also providing insights to building owners, occupiers consultants and policy makers.

**Note: This report was finalised on 29th May 2026.*

At national level, a simplified Building Energy Rating (BER) scale for both domestic and non-domestic properties such as businesses, schools and public buildings came into effect on 24 May 2026. The changes are introduced under new regulations implementing the latest version of the Energy Performance of Buildings Directive (EPBD).

The BER scale will be simplified to the following categories: A0, A, B, C, D, E, F, G. All sub categories (such as B1, B2, B3) will be removed. This reduces the number of rating levels from 15 to a more user friendly 8. A0 is a new category for the most energy efficient buildings that do not use fossil fuels

A system for Building Renovation Passports (Residential) is to be introduced and managed by SEAI.

Renovation Passport (Commercial) Pilot Project

Context from Policy Ambition to Practical Action

Across Europe, the renovation of existing buildings has moved to the centre of climate and energy policy. The recast Energy Performance of Buildings Directive (EPBD) places strong emphasis on long-term renovation planning, recognising that incremental and poorly sequenced upgrades will not deliver the scale of emissions reductions required. Within this policy context, Renovation Passports have emerged as an important mechanism to support staged renovation strategies over time.

Under the EPBD, Renovation Passports are conceived as building-specific renovation frameworks that help owners and decision-makers plan renovations in a structured and forward-looking way. Rather than focusing solely on current performance or compliance, Renovation Passports are designed to provide a step-by-step renovation roadmap, linking a building's existing condition to a long-term pathway towards deep renovation and, ultimately, zero-emission buildings.

Importantly, Renovation Passports are intended to be living documents, evolving alongside buildings, investment cycles, and regulatory requirements, and supporting decision-making over several years.

As the EPBD direction of travel became clearer, attention increasingly shifted from what a Renovation Passport is, to how it should work in practice, particularly for non-residential buildings. Commercial assets are typically renovated over long horizons, with decisions shaped by asset strategies, capital planning cycles, operational constraints, and organisational priorities. In practice, building information is often dispersed across BERs, audits, spreadsheets, and consultant reports, making it difficult to build a coherent and actionable renovation plan.

This is exactly where Renovation Passport can add value, not as another document, but as a structured framework that helps owners and their advisors plan renovations as a staged pathway, with clarity on sequencing, impacts, and next steps.



In Ireland, the Renovation Passport mechanism for the commercial sector is still taking shape. At the outset of this work, it was clear that an Irish approach would require a coherent Renovation Passport pipeline, incorporating:

- A robust methodology suitable for non-residential typologies
- Professional capacity building
- A fit-for-purpose digital enablement approach, covering storage, access, user interaction, and integration with existing national systems



Figure 1: Conceptual illustration of staged performance improvement, from low performing buildings towards high performance and zero emission levels

Concept Strategy

To support this work, an SEAI funded project coordinated by IGBC, with the support of IES and CSTB, was launched to prototype a “non-residential Renovation Passport pipeline” for Ireland. The project was explicitly aimed at enabling a smooth national roll-out through methodology refinement, training and capacity building, with recommendations for processes, digital storage, user interaction and supports*.

A core goal of the project was to bring practical insight to Irish stakeholders (including SEAI and relevant public and private organisations) on how best to deliver Ireland’s Renovation Passport obligations in a way that works for the commercial sector and supporting real decision-making contributing expertise in:

- Building performance assessment and physics-based modelling,
- Scenario analysis and the development of decision-support outputs, and
- The design of a digital enabling framework for Renovation Passport delivery.

In parallel, the wider project scope included training and testing with built-environment professionals and the development of outputs intended for the public good, such as guidance and recommendations that can inform implementation.

What the project set out to deliver

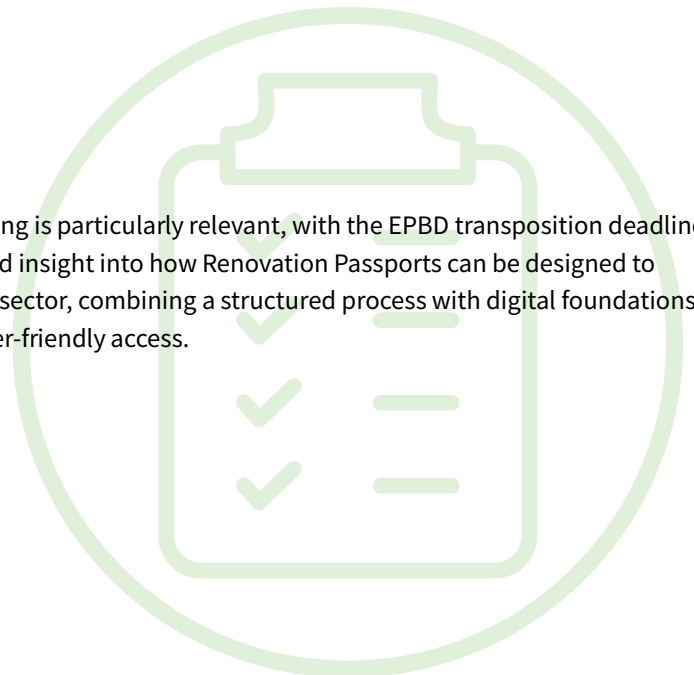
The project was designed to move beyond high-level definitions and instead generate practical insight on questions such as:

- What does an implementable Renovation Passport process look like for Irish non-residential typologies?
- What skills and training are needed for building and construction professionals to produce Renovation Passport consistently?
- What digital approach best supports long-term Renovation Passport usability, including storage, access, integration, and user interaction?
- How can Renovation Passport be embedded within a wider data ecosystem to enable continuity over time?

“It directly built upon the findings of a similar pilot focusing on residential buildings run by the IGBC, in conjunction with the Technological University of the Shannon (TUS), and with support from SEAI and whose findings are summarised in the “Introducing Building Renovation Passports in Ireland: Feasibility Study” available at www.igbc.ie

Why this matters now

As the project enters its closing phase in May 2026, the timing is particularly relevant, with the EPBD transposition deadline of May 2026. This work provides concrete, experience-based insight into how Renovation Passports can be designed to support staged renovation planning in the non-residential sector, combining a structured process with digital foundations that enable long-term use, interoperability, and stakeholder-friendly access.



Renovation Passport (Commercial) Pilot Project

Methodology - Designing a Decision-Led Digital Process

One of the central insights from the Renovation Passport pilot project was that **the value of a Building Renovation Passport lies as much in its design as in its content**. If Renovation Passports are to support real-world renovation decisions, particularly in the non-residential sector, they must reflect how decisions are actually made: progressively, under uncertainty, and across long time horizons.

The methodology developed during the project was therefore shaped by a simple guiding question: how can a Renovation Passport support long-term decision-making rather than act as a one-off assessment?

A decision-led design approach

Rather than treating the Renovation Passport as a static reporting output, the project framed it as a **decision-support framework**. This meant shifting the focus away from producing a single “result” and towards enabling structured discussions around what renovation actions to take, in what sequence, and at what point in time.

Four key design principles emerged:

1. **Decision-led:** supporting choices rather than prescribing solutions.
2. **Scalable:** accommodating different levels of data and effort as projects progress.
3. **Transparent:** making assumptions, trade-offs, and impacts visible.
4. **Usable:** prioritising clarity for non-technical stakeholders.

These principles guided all subsequent methodological and technical choices.

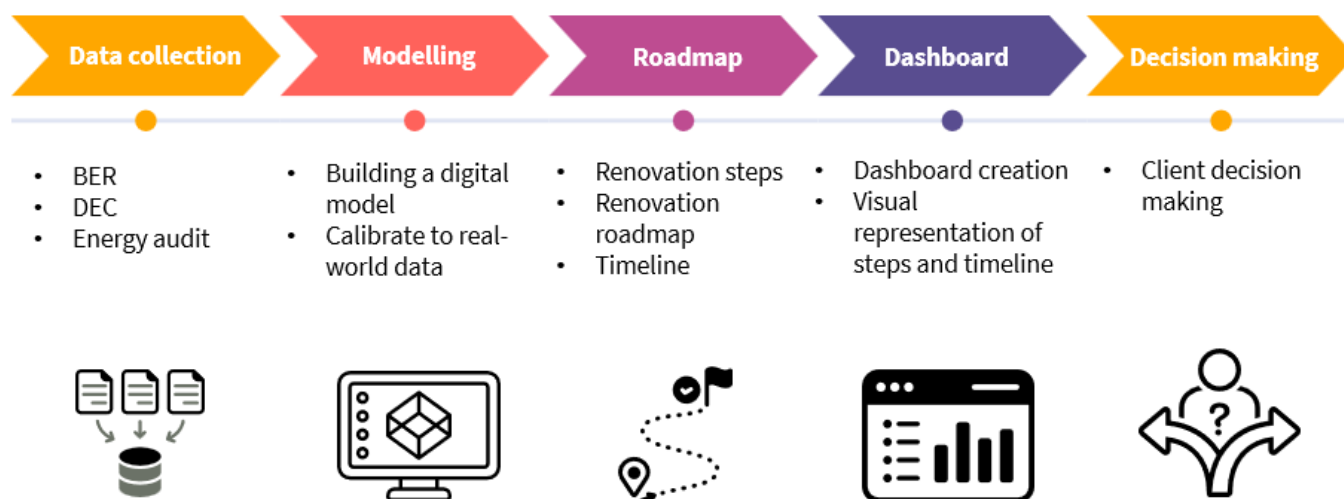


Figure 2: From data to decisions — the Renovation Passport methodology in practice

Digital Process: Renovation Passport dashboards in line with Energy Performance of Buildings Directive 2024 (EPBD) requirements

In parallel with defining the analytical workflow, the project paid particular attention to how Renovation Passport outputs should be structured and presented, in line with the Energy Performance of Buildings Directive.

The EPBD specifies a set of information that Renovation Passports shall include, alongside additional elements that may be included depending on national implementation choices.

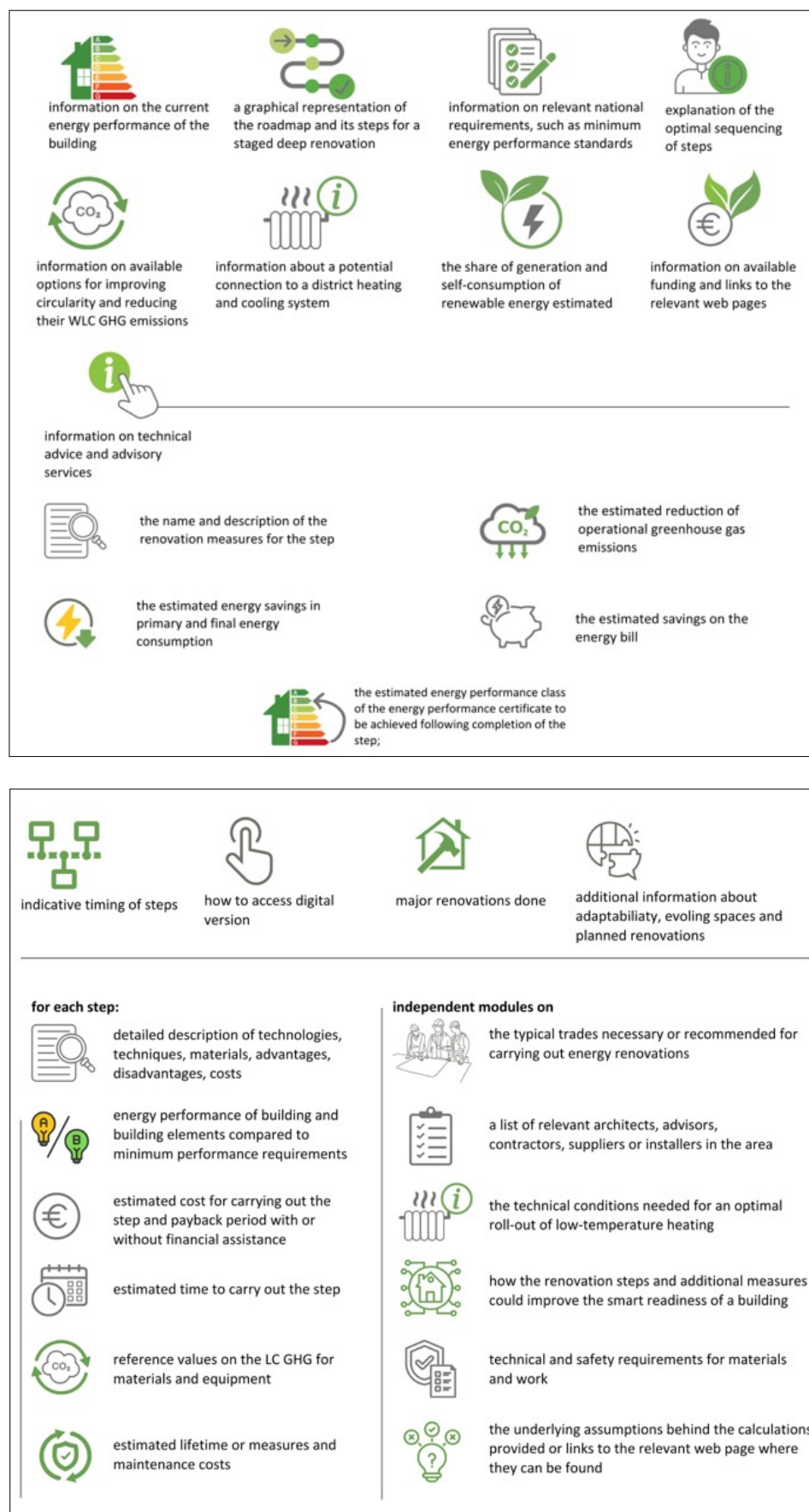


Figure 3: What RENOVATION PASSPORT SHALL include (top) and MAY include (bottom) according to the EPBD Annex VIII

Core information elements that Renovation Passports shall include:

- Information on the current energy performance of the building
- A graphical representation of the renovation roadmap and its steps
- A description of the renovation measures foreseen at each step
- Indicative impacts on energy consumption and greenhouse gas emissions
- The expected energy performance level achieved following completion of each step



Beyond these mandatory elements, the methodology also considered information that Renovation Passports may include to support richer decision-making, such as:

- Indicative costs, savings, and payback considerations
- Links to available funding, incentives, and advisory services
- Information on technical constraints, dependencies, or conditions
- Additional contextual data to support long-term usability and adaptability

These EPBD-driven requirements provided a clear framework for structuring Renovation Passport outputs, ensuring that dashboards support regulatory intent while remaining flexible enough to adapt to national and user-specific needs.

Digital Twins as the analytic backbone

At the heart of the methodology sits physics-based digital twin modelling to provide a stable analytical backbone for exploring “what-if” scenarios in a consistent way.

This enables comparisons such as:

- envelope-first versus systems-first strategies,
- alternative sequencing of interventions,
- or varying renovation depth over time.

From modelling to structured decision-support

A defining feature of the methodology was the decision to place visualisation at the centre of the Renovation Passport experience. Rather than delivering outputs in report form, modelling results were translated into clear, structured dashboards designed to support discussion and understanding.

The dashboards were designed to:

- consolidate fragmented building data into a coherent baseline,
- compare renovation scenarios side-by-side,
- and visualise staged decarbonisation pathways over time.

This approach recognises that many Renovation Passport users, such as asset managers, public-sector stakeholders, and finance teams, need clarity on direction and impact, rather than just access to raw calculations. Another important methodological outcome was the distinction between different Renovation Passport use cases. The project defined a **‘Lite’** and **‘Plus’** approach:

Renovation Passport LITE

supports early-stage screening and portfolio-level prioritisation, using limited data and standardised assumptions.

Renovation Passport PLUS

supports more detailed planning, including on-site data collection and richer modelling, when buildings are approaching investment decisions or future regulatory requirements.

This flexibility allows Renovation Passports to scale across portfolios and avoids placing unnecessary burden on owners early in the process.

Digital enablement by design

In parallel with the methodological work, IES led the development of a digital enabling framework to ensure the Renovation Passport could function as a long-term tool rather than a static file. This work focused on:

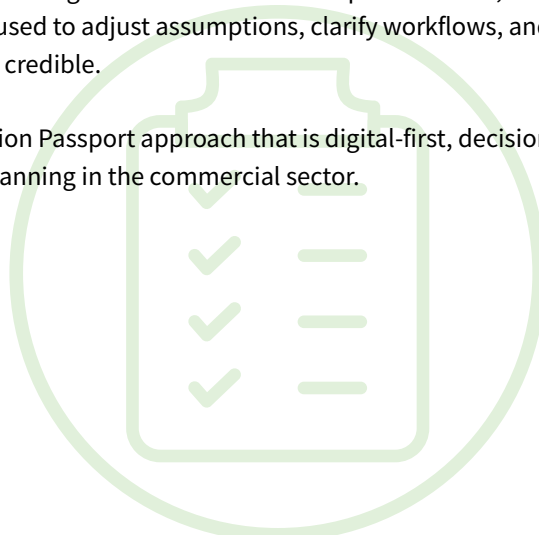
- understanding EU best practice in digital Renovation Passport delivery,
- exploring storage and integration options aligned with Ireland’s digital transition,
- investigating UX requirements for different Renovation Passport user groups,
- and ensuring interoperability with other databases and datasets.

This system-level thinking recognises that a Renovation Passport only delivers long-term value if it can be stored, updated, shared, and linked to wider digital ecosystems.

Iteration, testing, and real-world feedback

Finally, the methodology was refined through training and testing with built-environment professionals, following an iterative approach. Feedback from these activities was used to adjust assumptions, clarify workflows, and validate what level of detail is necessary to remain both usable and credible.

Together, these methodological choices shaped a Renovation Passport approach that is digital-first, decision-led, and scalable, designed to support long-term renovation planning in the commercial sector.



Renovation Passport (Commercial) Pilot Project

From Digital Models to Real Decisions: A Building Renovation Passport in Practice

The methodology developed during the Renovation Passport pilot project was applied in practice through a digital Building Renovation Passport prototype for a representative commercial building. The objective was not to deliver a finished Renovation Passport product, but to test how the approach performs when applied to a real-world context and whether it genuinely supports renovation decision-making.

Establishing a clear digital baseline

The case study began by consolidating building information that is typically fragmented across multiple sources, such as BERs, DEC's, energy audits, and surveys. Using physics-based digital modelling, this information was structured into a single, consistent digital baseline representing the building's current performance. Rather than focusing on technical validation alone, the aim of the baseline was to create a shared reference point for decision-makers. This baseline view enables asset managers and advisors to clearly understand where a building stands today before discussing where it should go next.

Figure 4, below, illustrates how this consolidation is presented through a baseline dashboard, bringing together key building characteristics and performance indicators in one place.

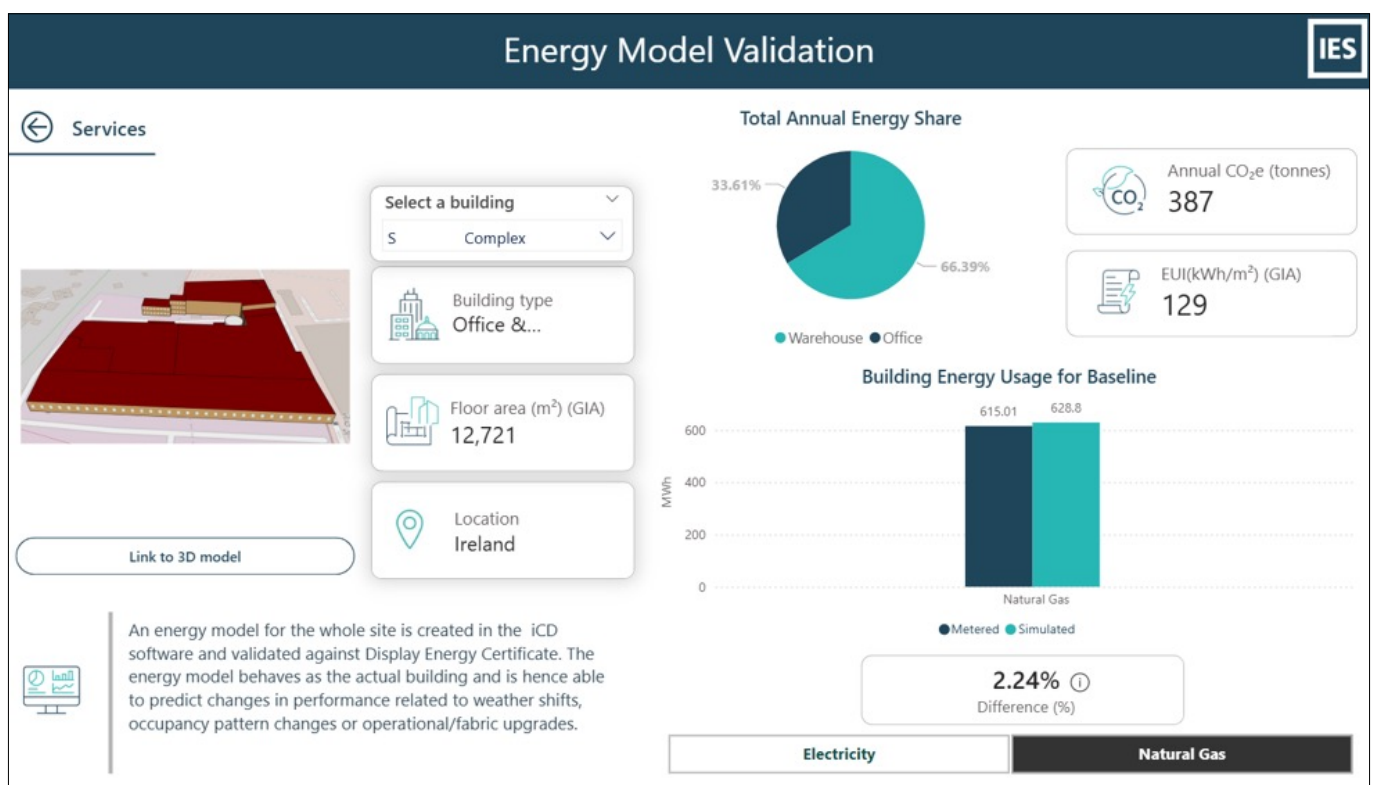


Figure 4 Building baseline dashboard consolidating fragmented data into a single digital reference point

Analysing and prioritising individual interventions

From this baseline, individual Energy Conservation Measures (ECMs) were first simulated and analysed on a standalone basis. Dedicated dashboards presenting the impacts of each individual intervention enabled stakeholders to assess measures independently before making any assumptions about bundling or sequencing.

These ECM-level dashboards allow users to:

- understand the individual energy, carbon and indicative cost impacts of each measure,
- compare interventions on a like-for-like basis,
- and begin prioritising actions based on multiple criteria.

Crucially, selection and prioritisation are not driven by performance metrics alone. The dashboards support decision-making while accounting for a broader set of real-world constraints, including:

- technical and physical limitations (e.g. space availability, system compatibility, fabric constraints),
- economic and financial considerations (e.g. capital budgets, payback expectations, access to incentives),
- operational constraints (e.g. occupancy, disruption, maintenance and replacement cycles), and
- regulatory or compliance requirements.

This step reflects how renovation decisions are typically made in practice through the balancing of performance ambitions with feasibility, affordability, and operational realities.



Figure 5

The objective was not to deliver a finished Renovation Passport product, but to test how the approach performs when applied to a real-world context and whether it genuinely supports renovation decision-making.

Visualising staged renovation pathways

A defining feature of the digital Renovation Passport prototype is its ability to translate analysis into a time-based renovation roadmap. Instead of presenting results as static outputs, the Renovation Passport visualises renovation as a staged pathway, aligned with realistic planning horizons and asset life-cycle considerations.

This pathway view allows decision-makers to:

- see how short-term measures contribute to long-term objectives,
- understand how performance evolves over time,
- and assess whether intermediate steps remain aligned with overall decarbonisation ambitions.

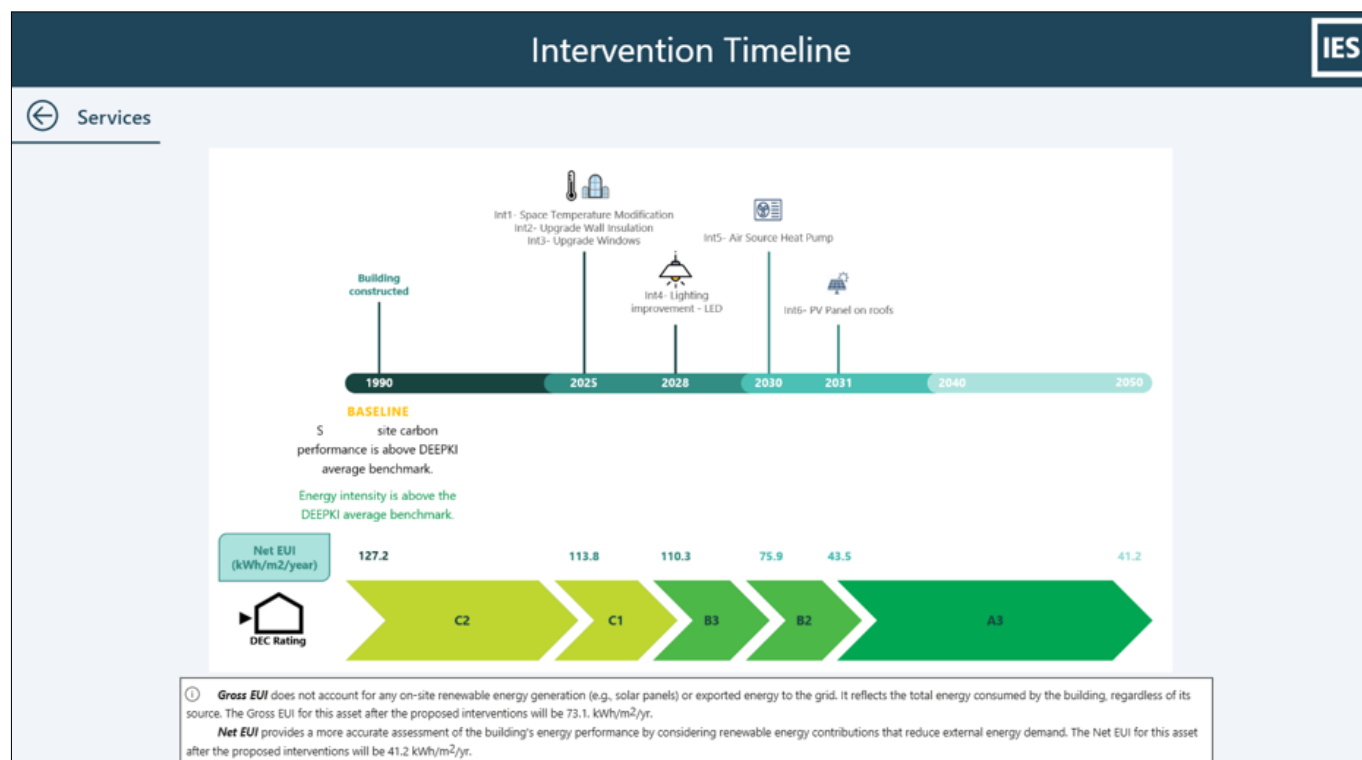


Figure 6: Intervention timeline dashboard

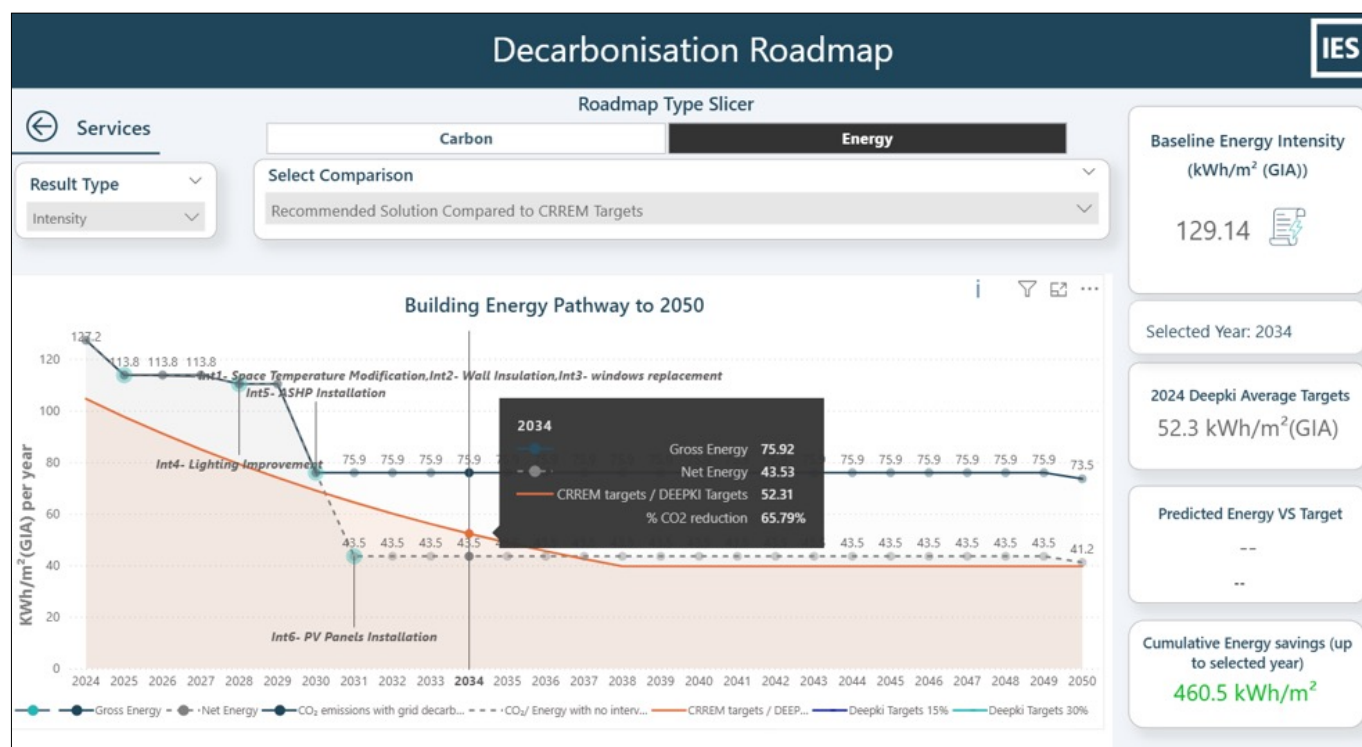


Figure 7: Renovation roadmap / decarbonisation pathway dashboard

Supporting decision-making

Across the case study, dashboards played a central role in bridging the gap between modelling and decision-making. Rather than acting as reporting tools, they were designed to provide decision-ready insight, supporting:

- clarity on direction,
- transparent trade-offs between individual and bundled measures,
- and confidence in staged, long-term renovation planning.

This approach reflects the needs of many stakeholders such as asset managers, public-sector stakeholders, and finance teams who require clear, interpretable outputs to support planning and investment discussions.

Looking ahead

As Ireland approaches the EPBD transposition deadline, this case study provides practical insight into what an operational Renovation Passport could look like in practice. It illustrates how digital twins and dashboards can help turn policy intent into actionable tools, supporting renovation as a structured, long-term journey rather than a one-off exercise.



Pilot Project Recommendations

*“Across the full building lifecycle, from design and construction through operation, maintenance, and eventual refurbishment, **a strategic combination of light and deep retrofit measures and ongoing energy optimisation** will be essential to reduce operational demand, cut embodied and whole-life carbon, and ensure existing assets remain resilient, efficient, and fit for a net-zero future.” Industry Stakeholder*

The Energy Performance of Buildings Directive 2024 (EPBD), focuses on increasing the rate and depth of energy renovation in the EU addressing decarbonisation, modernisation and digitalisation, as well as financing & technical assistance supports.

Renovation passports, introduced through the EPBD, aims to guide building owners who wish to carry out an **energy renovation in several steps**. Renovation Passports can contribute to an increase in Ireland’s renovation rate, both directly and indirectly.

Overview

Under Article 12 of the Energy Performance of Buildings Directive (2024), Member States including Ireland, shall introduce a scheme for renovation passports based on a common framework.

Ireland has committed to:

- see how short-term measures contribute to long-term objectives,
- Reduce energy-related greenhouse emissions from commercial buildings by 45% by 2030 (vs. 2018 levels).
- Have at least 70% of national electricity from renewable sources.
- Achieve at least a 32.5% national improvement in energy efficiency

Only an **8.9%** reduction in commercial and public buildings operational emissions was achieved by 2023.

The EPA quarterly Indicator report 2025 Q3 advised that emission reductions were noted in almost all sectors bar commercial buildings which increased **+ 0.6%**.

Under the EPA With Existing Measures (WEM) scenario, emissions from the Commercial and Public Services sector are projected to increase by 6.8% from 2018 to 2030.

EPA Ireland’s Greenhouse Gas Emissions Projections 2025-2030

The introduction of and implementation of Renovation Passports, can track the evolution of individual buildings, providing policy decision-makers with valuable information on Ireland’s building stock and progress towards carbon targets, while also informing future policy and investment decisions. To implement use of an effective Renovation Passport system in Ireland, the following **core recommendations** are proposed in relation to non-residential properties.

Governance Recommendations

“Proper alignment with existing delivery systems and data platforms (for energy assessments, asset ratings, retrofit processes), will be critical to fostering building owner trust, ensuring quality control, meeting EU compliance obligations, and accelerating delivery of carbon targets in the built environment”.

This pilot findings recognise an industry need to establish a robust renovation **eco-system** through assigning relevant parties for delivering the following:

Oversight

- Create a **monitoring systems at national level** to enable improved quantity and quality of renovation data to assist - tracking progress of national renovation targets / delivery; carbon reduction milestones; deep renovation uptake; compliance reporting under EU legislation; quality monitoring of renovation outcomes and performance gap analysis; strengthening quality assurance for green finance supports and valuation assessments; monitoring of inputs complemented by regular information campaigns, appropriate incentives and technical support, plus effective enforcement.
- Consider **mandatory use** of Renovation Passports by owners / occupiers, with associated supports in line with 2030 climate targets, while limiting initial voluntary use to immediate short-term only.
- Link renovation passport eco-system to the proposed national Minimum Energy Performance Standards (MEPS as set out in article 9.1 of the EPBD), by developing a national database of non-residential buildings, allowing owners to register their buildings, leading over time to mandatory registration of buildings, prioritising data on actual energy use. Refer also [Transposing the Energy Performance of Buildings Directive \(EPBD\) into Irish law - Article 9.1 - Irish Green Building Council](#)

Digital Platform

- Facilitate access to a centralised secure **digital platform** hosting all individual Renovation Passports, tracking previous / on-going upgrades; within GDPR-compliant data governance framework; with user-friendly online dashboards and export tools. System operation to include procedures for data platform management, standardisation, quality assurance and validation, auditing and compliance with data sharing provisions.
- Support systemic collection and **data sharing** of anonymised Energy Use Intensity data (EUI) and Lifecycle Global Warming Potential (GWP) for non-residential properties, addressing any perceived GDPR issues.
- Develop **national benchmarks** for energy use per non-residential typology, supporting industry through provision of reference benchmarks for energy use;
- Consider phased introduction of **mandatory annual disclosure** of energy use in non-residential buildings (e.g., similar to the OPERAT system in France);
- Consider adopting **statutory triggers** for Renovation Passport provision (e.g., property transactions such as point of sale, lease, or linked to grant and funding application).
- Build upon the Building Energy Rating (BER) eco-system, which provides an **existing technical and administrative foundation** on which a robust Renovation Passport framework can be developed, prioritising actual energy use, in addition to Lifecycle GWP considerations as introduced in the updated BERs from May 2026.
- Ensure **Quality Assurance (QA)** procedures are embedded in the system from the outset, recognising that quality should be built in and monitored at all stage. This QA system should include a clear portal for verifiable evidence, ensuring that all data uploaded is relevant and accurate, including a systematic validation of recommended upgrade sets to prevent technical conflicts. Incorporate automated validation rules in addition to random audits to address any potential variability in data quality.

Renovation Passport Methodology

- Provide standardised Renovation Passport **methodology** to ensure national consistency, to transform a building into a zero-emission building in advance of 2050.

Methodology process:

1. Assessor completes site / desk **survey** summarising fabric, systems, condition;
 2. Assessor models **baseline and improvement** measures over time;
 3. Assessor uses tool for **renovation calculations** – taking results of energy modelling, applying standard emission factors and calculation methodologies to provide life-cycle Global Warming Potential (GWP) and (expert advised) cost estimates, aligning with key targets and benchmarks within a dynamic digital dashboard and/or report. Benchmark alignment could include public sector MEPS, private sector standards and valuation implications, tracking carbon, climate risk and financial implications.
- Adopt a thorough **protocol** for the methodology to ensure consistency, addressing issues such as building surveys plus in-use performance; condition; retrofit sequence based on risk management and deep renovation pathways highlighting quantifiable energy and carbon reduction with cost and timeline implications; align with Building Energy Rating (BER) calculations where possible while incorporating risk and durability checks (e.g., moisture management, ventilation dependency) and addressing phased measures versus cumulative benefits of multiple measures. Include datasets for fabric variations, equipment efficiency and occupancy patterns with options for scenario and sequencing, testing potential improvement measures; Include provision for multi-annual simulations including different weather files; Ensure cost assessments data is delivered by qualified cost experts, directly informed by detailed costs garnered through data collection from similar typologies, from industry.
 - The energy assessment **software** used shall be selected from SEAI-approved software list applicable to the building type being assessed. The Domestic Energy Assessment Procedure DEAP and Non-Domestic Energy Assessment Procedure (NEAP) are the national methodologies used to demonstrate compliance with Part L of the Building Regulations and to generate Building Energy Ratings (BERs) for residential and non-domestic buildings respectively. Assessments undertaken as part of the Renovation Passport process should therefore be suitable for both regulatory compliance and BER certification purposes. The selection of SEAI approved software should be appropriate to the building type, project complexity, and intended use of the assessment outputs.

Non-domestic buildings shall be assessed using the Non-Domestic Energy Assessment Procedure (NEAP) or similar approved – ideally incorporating additional measures as regarding **Energy Use Intensity and Lifecycle Global Warming Potential**, aligning with Ireland's Lifecycle Global Warming Potential (SEAI hosted) methodology. All compliance assessments shall be undertaken in full accordance with the relevant SEAI methodology, conventions, and guidance documents in force at the time of assessment.
 - Ensure provision of **Lifecycle GWP** of proposed interventions, highlighting embodied carbon calculations in addition to operational improvements.

Where **Lifecycle GWP** calculations are required, these assessments shall be completed using the applicable SEAI-approved calculation methodology and associated spreadsheet tool or software platform in force at the time of assessment. The assessment shall be undertaken in accordance with the relevant standards, guidance documents and data quality requirements specified by SEAI, ensuring consistency, transparency and comparability of results across the building stock.
 - Ideally the objective is to assess, and report predicted **operational energy performance or Energy Use Intensity (EUI)**. Additional dynamic simulation modelling should be undertaken using recognised industry methodologies such as CIBSE TM54: Evaluating Operational Energy Performance of Buildings at the Design Stage or ASHRAE Standard 90.1 Appendix G. Such assessments should account for realistic operational conditions, including occupancy patterns, operating schedules, equipment loads, control strategies, and user behaviour, thereby providing a more representative prediction of in-use building performance. Where such modelling frameworks are used all modelling assumptions must be clearly highlighted in the interest of transparency.

- The Renovation Passport shall be produced in a **standardised and user-friendly format** that is readily understandable by building owners, occupiers, investors, funders, public authorities, and other stakeholders. Where appropriate, the information should be digitally accessible and capable of integration with property documentation systems, digital building logbooks, green lease clauses, and other relevant data platforms. This will assist informed decision making over the long-term, by avoiding duplication of assessments.
Digital dashboards and visual outputs: The pilot dashboards proved valuable for communicating renovation pathways and helping stakeholders understand the expected energy, carbon, and financial impacts of proposed interventions. It is recommended that future Renovation Passports are delivered through both:
 - Standardised reports; and
 - Interactive digital dashboards showing current performance, renovation pathways, costs, carbon reductions, and progress towards long-term targets.
 - The purpose of the Renovation Passport is to establish a long-term repository of verified building performance data, assessment results, modelling assumptions, and recommended improvement measures. This information should support informed decision-making throughout the building lifecycle, facilitate future retrofit planning, improve continuity of building information, and minimise the duplication of surveys, assessments, and calculations. There is huge value for efficiencies in maintaining a digital record that can be passed on to the asset owner and occupier, building contractor, and building designer, etc., to track operational activities, new equipment, certification and drawings, etc., remaining with the Meter Point Reference Number (MPRN) of the project to avoid duplication of works and nullifying the calculations and assessment work already undertaken.
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Approved Assessors

- Renovation Passports should be prepared by suitably qualified and competent assessors, with relevant **skills and qualifications** registered with the Sustainable Energy Authority of Ireland (SEAI) and have met the required competency criteria. The administering body (SEAI) should be responsible for assessor registration, accreditation, quality assurance, governance, auditing, and the ongoing oversight of the scheme.
- A structured **training, accreditation, and competency framework** should be established to support the implementation of the Renovation Passport scheme. This framework should include initial training and assessment, fast-track pathways for suitably experienced professionals, recognition of equivalent qualifications and industry accreditations, mandatory Continuing Professional Development (CPD), and periodic competency reviews to maintain registration. Consideration should be given to adopting a model similar, with significant updates based on previous comments, to existing schemes such as the SEAI BER Assessor framework and the NSAI Thermal Modelling and Thermal Bridging certification schemes.
- The role of the Renovation Passport Assessor should align with established **competency frameworks** within the built environment sector, including those applicable to BER Assessors, while incorporating **enhanced registration, auditing, and compliance** requirements appropriate to the strategic importance of building renovation planning and long-term building performance improvement.
Competency requirements should encompass building fabric assessment (fabric first approach where possible – noting specific provisions for heritage fabric), building services engineering, building energy performance evaluation, building regulations, condensation risks, operational energy performance, and life cycle GWP assessment. This multidisciplinary approach is essential to ensure that Renovation Passports provide robust, technically sound, and actionable renovation roadmaps.
- Consideration should be given to aligning the competency, training, accreditation, and quality assurance requirements for **Renovation Passport Assessors** with those proposed for **Lifecycle Global Warming Potential (GWP) Assessors**, while also leveraging the established governance, auditing, and registration frameworks already in place for the **BER Assessor scheme**. Such alignment would promote consistency across assessment methodologies, enhance quality assurance, support knowledge transfer across related disciplines, and minimise the duplication of training, accreditation, and administrative requirements.
Robust governance arrangements, code of practice, professional standards, auditing procedures, and enforcement mechanisms established for Renovation Passport Assessors should build upon existing statutory frameworks and recognised industry practices, including statutory roles and duties, code of practice operating under the Building Control Regulations, specifically BCAR Code of Practice roles and duties plus Health and Safety legislation, in addition to BER assessment schemes. Aligning training and standards should also address additional requirements such as International Cost Management Standards (ICMS 3) global standard enabling consistent comparison of construction costs and carbon impacts; plus data collection and calculations in line with a project digital building logbook (DBL).
- A key current gap to be addressed is upskilling assessors quickly enough to a high level and at scale. There is a recognised need for an **apprentice-type model** to pass knowledge to new assessors rather than adopting a business-as-usual learning from mistakes approach.

All the above recommendations would assist in ensuring a robust, credible, and trusted framework delivering consistent and high-quality outcomes for building owners, occupiers, investors, funders, and public authorities.

Supports Recommendations

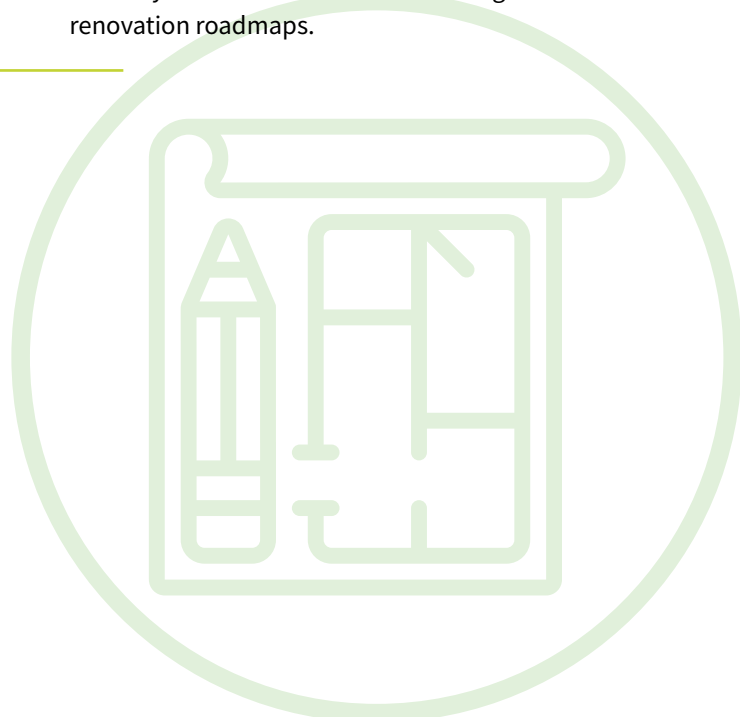
“To assist building energy resilience, we need to value our existing building stock and improve performance in use, within a full lifecycle lens.” Industry Stakeholder

Renovation Passport tools work most effectively when supported by regulatory stimulus, financial supports and awareness raising campaigns promoting adoption of use.

Financial Incentives

Support measures are required to ensure that provision of and outputs from renovation passports are **affordable**.

- Use of Renovation Passports should be incentivised through existing and emerging **financing mechanisms** such as:
 - Grant pathways integrated into Renovation Passport recommendations;
 - Mortgage and renovation loan products linked to verified Renovation Passports;
 - Staged renovation financing aligned with roadmap timelines;
 - Data outputs formatted to suit lender due diligence requirements;
 - Identification of elements to be included in Passport related to financing, such as free advice and subsidised loans or non-repayable grants.
 - Renovation Passports could trigger discounts on stamp duty or property/inheritance tax, or be combined with other incentives.
 - Property Valuations should include asset rating plus performance in use, which should be captured in Renovation Passport recommendations.
 - Support solutions for addressing split incentive challenge between owners and occupiers, with input from energy providers aligning with Energy Efficiency Obligation Scheme (EEOS) obligations
 - Aligning supports through existing processes is key such as upgrading the existing SEAI energy audit template (audit is required to gain entry to SEAI grant schemes and access to LEO supports for energy efficiency upgrades, etc.); strengthen financial supports for technical assistance;
 - Rather than applying a fixed cost assumptions within the renovation passport, as is often done for residential Renovation Passports, non-residential Renovation Passports should adopt a **scalable costing methodology** reflecting: Building size; Building typology and complexity; Existing energy performance and use; Complexity of modelling and pathway development. This approach would better reflect the diversity of the non-residential building sector and the different levels of effort required to develop robust renovation roadmaps.



Awareness of Value

- Develop a comprehensive immediate **communication campaign** regarding the benefits of energy renovation, newly introduced legislative minimum energy performance standards (MEPS) and the value of renovation passports.
- Recognise the **Social Value benefits** of improving our existing building stock. Delivering efficiencies through post occupancy evaluations and enhanced facility management are recognised areas of financial and environmental value financially, while also increasing the vibrancy of our villages, towns, and cities. Retaining, enhancing and intensifying the life-cycle economic, social and cultural value of existing buildings and infrastructure through reuse, upgrade, and intensification of use can contribute to achieving carbon neutrality.
- **Value to current / future building owners / occupiers:** The introduction of the Renovation Passports would ensure building owners have a record of works for future reference or warranty issues and a clear plan for any further future improvements.
The record and evidence of works can be transferred to new occupiers on sale or rent and thereby better reflect the condition of the building and list any necessary work that might still be remaining. By allowing the new owner to take up where the previous owner left off, it should reduce the transactional cost of retrofit where property changes hands. The BRP should be linked to a property and transferred to the new owner when a property is sold.
- Renovation Passports can give building owners clarity and help **motivate** implementation of renovation measures. They are also useful in increasing building owners and occupants awareness of energy efficiency.
- Promote beyond short-term ‘point in time’ assessments and **prioritise lifecycle and phased strategies** for shallow / deep renovations.
- Support use of Renovation Passport as a **building maintenance / post occupancy tool** - capturing low carbon lifecycle benefits; assisting more informed decisions; valuing physical work already completed in addition to capturing comprehensive data calculations, references to standards and benchmarks etc.
- Promoting building energy rating in addition to the energy use intensity (EUI) of a building, comparisons can be made between properties accordingly to similar typologies, can also be aligned with **market value**.
- **Data sharing between occupiers and owners** must be incentivised and facilitated (e.g., through expanded use of green clauses in leases), supporting accurate identification of the energy performance of individual units within a building.
- **Value for Financial Institutions / Investors:** Renovation Passports can provide financial institutions and potential investors with a clear idea of the required upgrades.
- **Signposting for building regulation compliance:** Current assessment processes do not highlight what obligations are required for owners / occupiers; what level of energy performance is deemed cost-effective within the context of building regulations and highlighting when compliance is achieved. Of key note is the impacts of ‘major renovation requirements’ where 25% of the building envelope is subject to renovation, which triggers new standards to be achieved.

“A Building Renovation Passport is the long-term plan for a building. It sets out a clear, staged pathway for upgrade works, helping owners avoid short-term decisions that lock in poor performance and instead move towards a coordinated, deep retrofit over time. This matters because without a structured approach, retrofit becomes fragmented. Works are carried out in isolation, opportunities are missed and buildings fall short of their potential in operation.” Industry Stakeholder

ALSO AVAILABLE:



MORE INFORMATION:

<https://www.igbc.ie/project/renovation-passports/>