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ANNEX I to the

**COMMUNICATION FROM THE COMMISSION TO THE COUNCIL, THE
EUROPEAN PARLIAMENT, THE EUROPEAN ECONOMIC AND SOCIAL
COMMITTEE AND THE COMMITTEE OF THE REGIONS**

A Lead Market Initiative for Europe

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Action Plan for sustainable construction

ACTION PLAN OF THE LEAD MARKET INITIATIVE IN THE AREA OF SUSTAINABLE CONSTRUCTION

This Action Plan describes the implementation of the Lead Market Initiative in the field of *Sustainable construction: towards an integrated life-cycle oriented approach*.

The economic relevance of the construction market is undeniable with 10% of GDP and 7% of the workforce. **Buildings account for the largest share of the total EU final energy consumption** (42%) and produce about 35% of all greenhouse emissions. The very encompassing market area of sustainable construction involves environmental concerns (e.g. efficient electrical appliances and heating installations), users' health aspects (e.g. in-door air quality) and issues of convenience (e.g. related to elderly persons' independence). It encompasses developing sustainable solutions for residential and non-residential buildings as well as in infrastructure assets.

There is a plethora of insufficiently coordinated regulations, not only at EU but more specifically at national levels in the area of construction. This leads to considerable administrative burden and – coupled with the predominantly local business structure – to a high fragmentation of the sustainable construction market.

Many technical solutions are already available, but the demand is highly fragmented. 40% of the demand for construction works comes from the public sector. However, there is a lack of knowledge on possibilities within the existing legal framework for public procurement that could orient public demand towards innovation-oriented solutions. The introduction of life-cycle and cost-benefit assessments could facilitate the procurement of sustainable construction works by public authorities.

Policy Instruments	Objectives	Actions	Timetable	Actors
Legislation	Encourage the adoption of a performance based approach in national building regulations.	Screening of national building regulations to identify domains in which to integrate a performance based approach, based on individual reports from each Member State.	2008-2009	EC Member States
	Expand the scope of the Energy Building Performance Directive in accordance with the Energy Efficiency Action Plan.	Take advantage of the 2008 review of the Energy Building Performance Directive to extend its applicability and inclusion of Union-wide performance targets and evolving standards for new construction.	2008-2009	EC Member States Industry
	Analyse and assess the innovation potential and cumulative effects of EU and national legislations on innovative approaches in construction.	Industrial leader panel to carry out case studies on construction companies and related industries/services.	2008-2010	EC Industry
Public procurement	Develop guidance for the choice between EMAT and the Lowest Price and for the use of Life Cycle Costs in construction works - Promote Life Cycle Assessment for construction products (“Environmental Product Declaration”) and for buildings (standardisation work in progress).	Promote networking between public procurers and construction practitioners to develop such guidance and relevant pilot schemes. Test and validate these pilot schemes notably in cluster initiatives.	2008–2009	EC Member States Industry
Standardisation, Labelling, Certification	Develop voluntary performance targets to enable the implementation of incentives and other policy measures to promote	Define a framework, assessment method and benchmarks for assessing the sustainability performance of buildings and of the construction	2008-2011	EC, Member

Policy Instruments	Objectives	Actions	Timetable	Actors
	sustainable buildings and construction practices	value chain		States Industry, Research
	Develop European standards that allow taking into account sustainability aspects in construction design.	Expand the scope of Eurocodes in order to integrate other sustainability aspects in construction design, such as energy and environmental aspects.	2008-2011	EC Member States Industry
	Define the framework for technical assessment adapted to a rapid certification of innovative products to sustainability criteria.	Adopt the Construction Products Regulation, providing for better procedures to obtain European Technical Approvals and for better recognition in Member States for sustainability issues.	2008	EC, EP, Council
Complementary Actions	Show the business case for an effective supply chain and identify relevant contractual, management, financial and insurance arrangements.	Publish a guide on how to establish collaborative working schemes in construction projects, general provision of contractual, management and insurance rules as well as good practice for SMEs - Disseminate this guide to public and private investors, contractors and other market operators.	2008	EC Industry
		Analysis of the national liability and insurance regimes and assessment of the feasibility for the insurance sector to promote alternative	2008-2009	EC Industry

Policy Instruments	Objectives	Actions	Timetable	Actors
		warranty/label schemes.		Insurance sector
	Anticipate the future qualifications and skills needs to uptake innovation in construction.	Propose scenarios for future qualification needs and develop an EU-wide strategy to facilitate the up-grading of skills and competencies in the construction sector.	2008	EC Industry Education systems