



STATUTORY INSTRUMENTS.

S.I. No. 642 of 2024



EUROPEAN UNION (ENERGY PERFORMANCE OF BUILDINGS)
REGULATIONS 2024

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I, DARRAGH O'BRIEN, Minister for Housing, Local Government and Heritage, in exercise of the powers conferred on me by section 3 of the European Communities Act 1972 (No. 27 of 1972) and for the purpose of giving full effect to Article 13(9)(a) and (10) of Directive (EU) 2024/1275 of the European Parliament and of the Council of 24 April 2024¹ on the energy performance of buildings, hereby make the following regulations:

Citation and construction

1. (1) These Regulations may be cited as the European Union (Energy Performance of Buildings) Regulations 2024.

(2) These Regulations shall be included in the collective citation of the Building Regulations 1997 to 2024.

Definition

2. In these Regulations, “Regulations of 2021” means the European Union (Energy Performance of Buildings) Regulations 2021 (S.I. No. 393 of 2021).

Amendment of Regulation 5 of Regulations of 2021

3. Regulation 5(c) of the Regulations of 2021 is amended by the substitution of “31 December 2024” for “31 December 2025”.

Insertion of Regulation 5A into Regulations of 2021

4. The Regulations of 2021 are amended by the insertion of the following Regulation after Regulation 5:

“Meaning of building automation and control system

5A For the purposes of Regulation 5(c), the reference to a building automation and control system means a system that is capable of—

- (a) continuously monitoring, logging, analysing and allowing for adjusting energy use,
- (b) benchmarking the building’s energy efficiency, detecting losses in efficiency of technical building systems, and informing the person responsible for the facilities or technical building management about opportunities for energy efficiency improvement,

¹ OJ No. L 2024/1275, 08.05.2024.

- (c) allowing communication with connected technical building systems and other appliances inside the building, and being interoperable with technical building systems across different types of proprietary technologies, devices and manufacturers, and
- (d) on and from 29 May 2026, monitoring of indoor environmental quality.”.

Amendment of Regulation 9 of Regulations of 2021

3. Regulation 9 of the Regulations of 2021 is amended by the substitution of “(as if each reference to “this Act” in those sections read “this Act or the European Union (Energy Performance of Buildings) Regulations 2021 (S.I. No. 393 of 2021))”,” for “(as if each reference to “this Act” in those sections read “this Act or the European Union (Energy Performance of Buildings) Regulations 2021),”.



GIVEN under my Official Seal,
20 November, 2024.

DARRAH O’BRIEN,
Minister for Housing, Local Government and Heritage.

EXPLANATORY NOTE

(This note is not part of the Instrument and does not purport to be a legal interpretation.)

These Regulations amend the requirements for building automation and control systems in buildings in accordance with Directive (EU) 2024/1275 of the European Parliament and of the Council of 24 April 2024 on the energy performance of buildings.

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