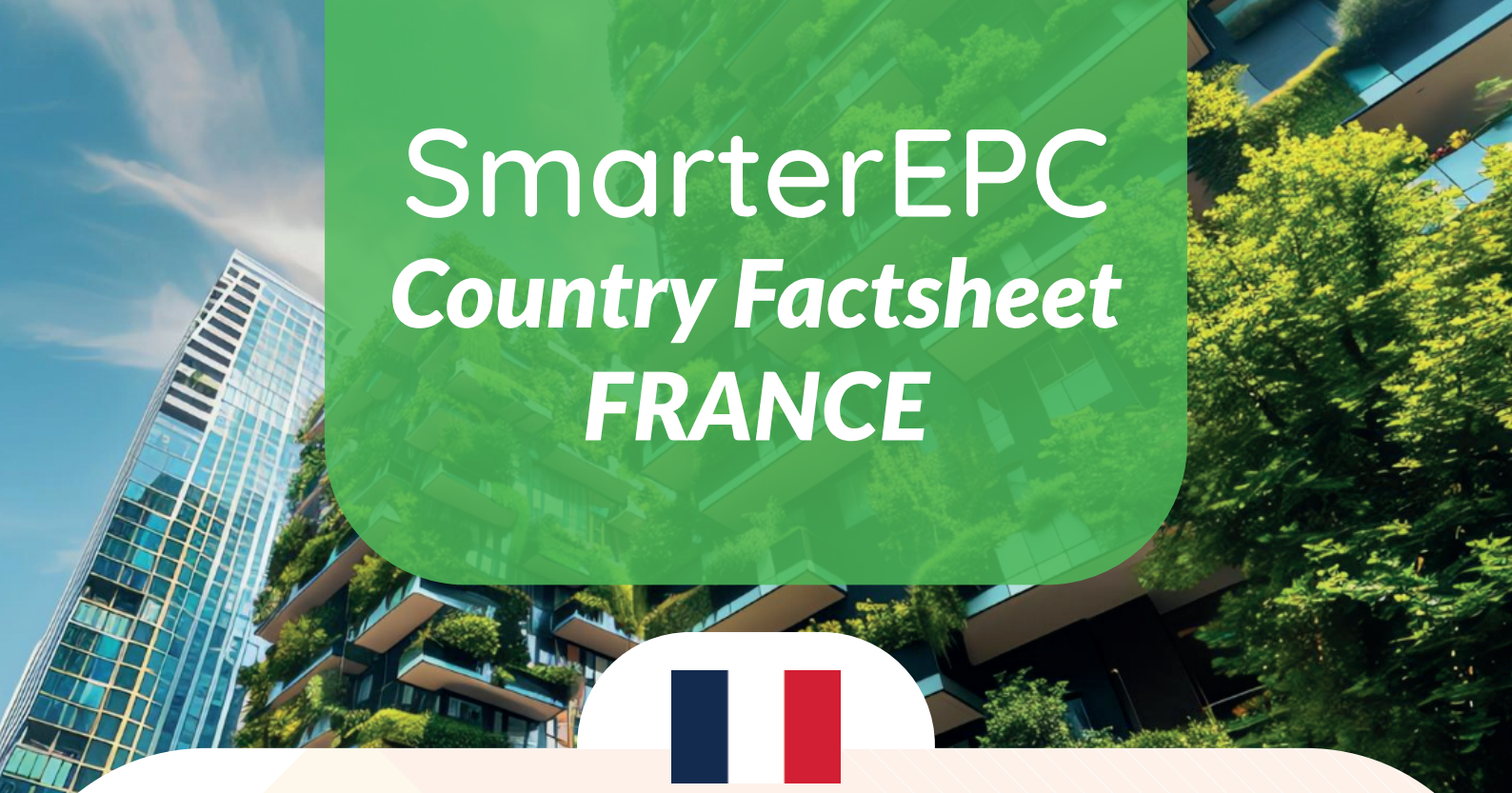


SmarterEPC
Country Factsheet
FRANCE

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France is currently undergoing a pivotal transformation in its building sector, driven by the Climate and Resilience Law and the RE2020 regulations, both aligned with the Energy Performance of Buildings Directive (EPBD). This factsheet explores two levers of this complex transition:

1. The Energy Performance Certificates (EPCs) or DPE (Diagnostic de Performance Énergétique): a mandatory energy label that has evolved from a simple information tool into a powerful regulatory lever.

2. After an experimental period (2022-2025), the SRI (Smart Readiness Indicator) is perceived as an emerging EU-wide framework that assesses a building's capacity to use digital technologies to optimize energy performance and interact with the grid.

Did you know that, as of January 1, 2026, a landmark reform to the DPE calculation methodology marks a major step toward aligning French real estate with European low-carbon standards.

A comprehensive analysis of the current implementation and coverage of EPC and the SRI across EU Member States is available in this SmarterEPC report D2.2 EPC and SRI current coverage and uptake policies.

Co-funded by the European Union

I. EPC in France

France is a mature but rapidly evolving market where the EPC/DPE has shifted from a purely informative label to a powerful regulatory tool. The DPE is the cornerstone of French housing policy. It rates buildings on a scale from A (highest efficiency) to G (worst performing buildings). The DPE is legally binding ("opposable") since 1 July 2021. It is no longer just for information; tenants and buyers can sue if the rating is proven incorrect. The DPE also serves as the basis for conducting energy audits (a mandatory energy audit in France since 1 April 2023).

I. 1. Governance & Legislative Framework

Competent Authorities

The Ministry of Ecological Transition (MTE) and ADEME (Agency for Ecological Transition) oversee the central database **(Observatoire DPE)**. 100% of DPE reports must be submitted to ADEME.

Key Legislation

The Climate and Resilience Law (Loi Climat et Résilience, 2021) is the primary policy driver. It uses the DPE class to trigger mandatory audits and rental bans.

Recent Legislative Update

A critical change took effect on 1 January 2026:

- **The Change:** The electricity conversion factor (from final energy to primary energy) was lowered from 2.3 to 1.9.
- **The Impact:** This adjustment corrects a historical bias against electric heating. Approximately 850,000 homes previously rated F or G (energy sieves) have been reclassified into higher categories (E or D) without physical works, reflecting France's low-carbon nuclear and renewable energy mix.

Uptake Policy

Among the Member States, France is identified as having one of the most aggressive "uptake" policies due to the constraints linked to the EPC class.
Properties with poor ratings face strict rental restrictions:

- 2025: Ban on renting new leases for G-rated properties,
- 2028: Ban extended to F-rated properties,
- 2034: Ban extended to E-rated properties.

More information in the report **D4.4 De-risking financing of energy efficiency and smartness upgrade measures**

Stakeholder Feedback

A report published in June 2025 by the Court of Auditors[1] highlights that the implementation of the EPC reform did not sufficiently anticipate practical difficulties:

- lack of coordination with other regulations (urban planning, co-ownership),
- unclear impact on the property market and construction work,
- uncertainty about the tool's actual effectiveness in improving energy efficiency.

This report is often cited as a major institutional criticism of the way France has implemented EPCs.
Also, an article from **'Le Monde' (summer 2025)**[2] reports that the reform of the DPE calculation method in force from the 1st January 2026 is attracting significant criticism:

- associations (UFC-Que Choisir, France Nature Environnement, NégaWatt, etc.) believe that it risks slowing down energy renovation, artificially reducing the number of 'energy-inefficient buildings' without any work being done, which would weaken the incentive to improve energy efficiency,
- it could create a risk of substitution with less efficient solutions.

Several associations argue that the reform gives a false impression of progress and reduces incentives for genuine renovation.

I. 2. EPC Methodology

Method used: 3CL-DPE 2021 (Calcul Conventionnel des Consommations en Logement). The "conventional" calculation method is based on standardised assumptions rather than actual occupant behaviour. It provides a comparative indicator of building energy performance rather than reflecting real energy consumption. While the calculation method is defined, the diagnostic methodology is not. To reduce interpretation errors, CEREMA, together with industry representatives, published a methodological guide for the DPE.
Rating types: Asset Rating (Calculated). The previous method allowing "billing-based" ratings (for old buildings) was abolished to ensure consistency.
Scope: The method covers the standard "5 uses" (Heating, Cooling, DHW, Lighting, Auxiliaries).
Class determination: The "Double Threshold" (Double Seuil) system.
The final label (A to G) is determined by the worst of two indicators:

- Primary Energy: limits in kWh/m²/year.
- GHG Emissions: limits in $kgCO_2eq/m^2/year$.

Local specificity: The dual-threshold approach gives significant weight to greenhouse gas emissions, which affects fossil-fuel-based systems.

1 Implementation of the energy performance diagnosis, Cour des comptes, thematic report, 3 June 2025.
2 La réforme annoncée du DPE est-elle une bonne nouvelle ? – Le Monde, 11 July 2025.

I. 3. EPC Assessor Training and Accreditation

The Role

A DPE assessor carries out the **DPE assessment**, which is mandatory when selling or renting property in France. The DPE framework is regulated by the French government under the Ministry for Ecological Transition. Since 2025, ADEME has reinforced oversight of DPE activity through automated monitoring and anomaly-detection indicators (e.g. assessors completing > 1,000 DPEs over a rolling 12-month period may be investigated, with risk of certification suspension.)

Key Legislation

In France, the realisation of an EPC assessment is performed by certified assessors, who must meet the qualifications described in **Decree of 20 July 2023**. This decree distinguishes between two levels of certification:

In France, the certification of a DPE assessor is divided into two distinct levels based on the complexity and the use of the building being surveyed.

DPE Without Mention (Sans Mention): This is the standard level of certification. It allows the assessor to perform energy audits for individual residential properties and small-scale scenarios.[3]

DPE With Mention (Avec Mention): This is the advanced level of certification, often referred to as "DPE Tous Bâtiments" (DPE for all buildings). It requires additional training and a more rigorous theoretical and practical exam.

Conditions/Prerequisites

To become a DPE assessor, the process is strictly regulated, following the 2024 and 2025 reforms.

Minimum Requirements, Education or Experience

- 2-year higher education degree in building techniques.
- 3 years of professional experience as a building technician
- 3 years in a profession related to the building industry

Training Programme

To become a DPE assessor in 2026, the training program is strictly regulated and focuses on both **theoretical knowledge and field-based practice**. Two paths depending on your starting point:

- a short cycle for those with construction experience,
- a long cycle (Title Level 5 / Bac+2) for those starting from scratch.

3 https://entreprendre.service-public.gouv.fr/vosdroits/F38442#:~:text=Pour%20r%C3%A9aliser%20des%20diagnostics%20de,cours%20des%2018%20derniers%20mois.

Core Training Modules “Without Mention”

For the standard certification, you must complete a minimum of 56 hours of training (usually split 50/50 between theory and practice).

Theoretical Phase (approx. 28h)

- Building Science
- Systems
- Regulatory Framework
- Legal

Practical Phase (approx. 28h)

- Field Training for 7 hours
- Software Training
- **Reporting:** Learning to formulate "Recommendations for Improvement" that are cost-effective and relevant to the owner.



Additional Training for "With Mention"

If you wish to grade commercial buildings or apartment blocks, you must complete an additional 14 to 21 hours of specific training:

- **Tertiary Systems:** Large-scale air conditioning, industrial lighting, and complex ventilation networks.
- **Collective Calculations:** How to generate individual apartment DPEs based on the data of an entire building.

The Certification Exam

Once the training is complete, you must pass a double-blind exam administered by a COFRAC-accredited body:

- **Theoretical Exam:** A 90-minute MCQ (75 questions). The candidate usually needs a score of **75% or higher** to pass.
- **Practical Exam:** A "real-world" simulation where the candidate performs a diagnostic in front of an examiner, followed by a defense of their report.

Follow Up of the Professionals

The training doesn't end with the certificate. To keep their certification active in 2026, the candidate must undergo:

- **Probationary First Year:** The initial EPC reports of the DPE assessor are critically reviewed by the certification body to ensure compliance before they operate fully independently. Mandatory **field accompaniment** is provided during this first year.
- **Continuing Education:** Refresher training modules are required in the **2nd and 5th years** to keep knowledge and skills up to date.
- **Regular Surveillance:** Throughout the 7-year cycle, the certification body performs continuous checks, including:
  - **Documentary surveillance:** Remote review of randomly selected reports for administrative and technical compliance.
  - **On-site controls:** Either real-time verification during visits or post-visit checks where the assessor re-evaluates the same building.

This rigorous follow-up ensures **consistent quality and reliability** of DPE assessments over the full validity period of the certification.

A directory of certified assessors is available online.



Cost

The total cost for a full DPE "Without Mention" training package in 2026 typically ranges between €4,500 and €6,000, though this often includes other mandatory diagnostics (Asbestos, Lead, Electricity, etc.).

I. 4. EPC Accredited Calculation Tools

List of Tools Used to Calculate EPC Certificates

8 EPC tools are used in the French market. These tools are generally developed by private commercial providers and are validated by the French Environment and Energy Management Agency (**ADEME**) to ensure compliance with national regulations (such as the DPE methodology). > **More information in the report D2.1 Assessment of tools for the calculation of EPC and SRI, and on the SmarterEPC Atlas**

Compliance

Almost all tools explicitly state alignment with the national EPC calculation methodology and validation by **ADEME** (or evaluation by **CSTB**).

Data Input

The market is split between Manual Entry (most common, e.g., DPEWIN, LICIEL, WINDPE) and more advanced Graphical/BIM methods (e.g., Pleiades, CLIMAWIN 2020).

Cost Model

Most tools are **paid services** (on-premise licences or subscriptions), with prices ranging from approximately **€45** (WINDPE subscription) to **~€1,000** (DPEWIN/CLIMAWIN licences) depending on the number of users and modules.

Building Logbook Integration

There is generally **no clear integration** reported between these tools and Digital Building Logbooks (DBL) at this stage. Consequently, data entry remains a manual process that relies also partly on default values.

Validity Period

Validity period: DPEs, except in the cases listed below, are valid for 10 years.
Exceptions are:

- DPEs carried out between 1 January 2013 and 31 December 2017 (inclusive) are valid until 31 December 2022;
- DPEs carried out between 1 January 2018 and 30 June 2021 (inclusive) are valid until 31 December 2024.

Contributions to de-risking the financing of energy efficiency and smartness upgrades
The EPC also serves as the basis for obtaining bank loans and, starting 1 January 2027, "single-project" MaPrimeRénov grants (government financial assistance).

I. 5. EPC Innovative Calculation Tools

Origin of the EPC Innovative Calculation Tools: The Next Gen EPC (Energy Performance Certificates) cluster is a collaborative network of EU-funded projects (primarily through Horizon 2020 and Horizon Europe) dedicated to modernising how building energy performance is measured, certified, and communicated across Europe. The cluster is a "family" of 13+ projects that have joined in waves since 2019.

The cluster operates under the mantra "going farther together," focusing on creating a more reliable, user-friendly, and digital-ready certification system to support the Energy Performance of Buildings Directive (EPBD).

Key Tools & Innovations:

The cluster doesn't just produce reports; it builds digital infrastructure. Its tools generally fall into four categories:

Main Sources:
https://www.ecologie.gouv.fr/politiques-publiques/diagnostic-performance-energetique-dpe
https://www.ecologie.gouv.fr/politiques-publiques/diagnostics-techniques-immobiliers
https://www.ecologie.gouv.fr/politiques-publiques/audit-energetique-reglementaire



Smart & Dynamic Assessment Tools



Renovation & Planning Roadmaps



Data & Interoperability Hubs



Quality & Convergence Tools

Tools in French

The Next Gen EPC cluster provides several tools in French, largely due to the leadership of French organizations like CSTB.

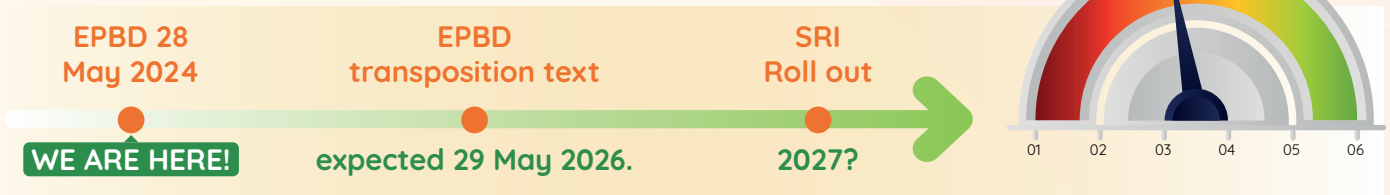
- **EPC RECAST:** Coordinated by the CSTB, it uses the **BIMEO** AR app for 3D modelling and the **KROQI** platform for digital building logbooks.
- **iBRoad2EPC:** Offers a "French Toolkit" for Building Renovation Passports, aligning with the national **DPE.**
- **QualDeEPC:** Features a user-friendly renovation simulator adapted for French-speaking regions

If you are a professional in France, EPC RECAST is the most relevant tool, as its workflows are specifically designed to integrate with French regulatory databases like ADEME.

II. SRI (Smart Readiness Indicator)

Status: Unlike the DPE, the SRI is still a voluntary scheme.
Link to EPC: While the DPE includes some "smart" inputs (e.g., presence of a thermostat or BMS), it does not generate an SRI score. The DPE is the "entry point" for renovation, but it currently lacks the granularity to fully promote the smart technologies advocated by the SmarterEPC project.

Implementation Phase: Test Phase



Uptake Policy: Currently low/non-existent in the mass market. The government focuses on "Active Energy Efficiency" (BACS decree) for tertiary buildings, but widespread SRI certification for residential building is not yet enforced.

II. 1. Test Phases

SRI official test phase by French public authorities

Organisations leading	Timeline	No. of SRI Experts Trained
Ministry of Ecological Transition	2022-2023	14

A spreadsheet is available for you to assess the SRI score of your building: **HERE**

Other experimental SRI activities performed by the SRI2MARKET project

Organisations leading	Timeline	Nb. of SRI Pro. Trained	Nb. of SRI Experts
R2M Solution (EU Project SRI2MARKET) SRI2MARKET	2024-2025	38	12

Before assessing a building, it is recommended to follow the SRI2MARKET online training: SRI2MARKET Training Platform in 6 languages, including French

SRI2MARKET also developed a user-friendly platform, available in 6 languages, to compute the SRI score of your building: SRI2MARKET Calculation Platform in French (to use this platform, it is mandatory to first complete level 2 of the above training programme)

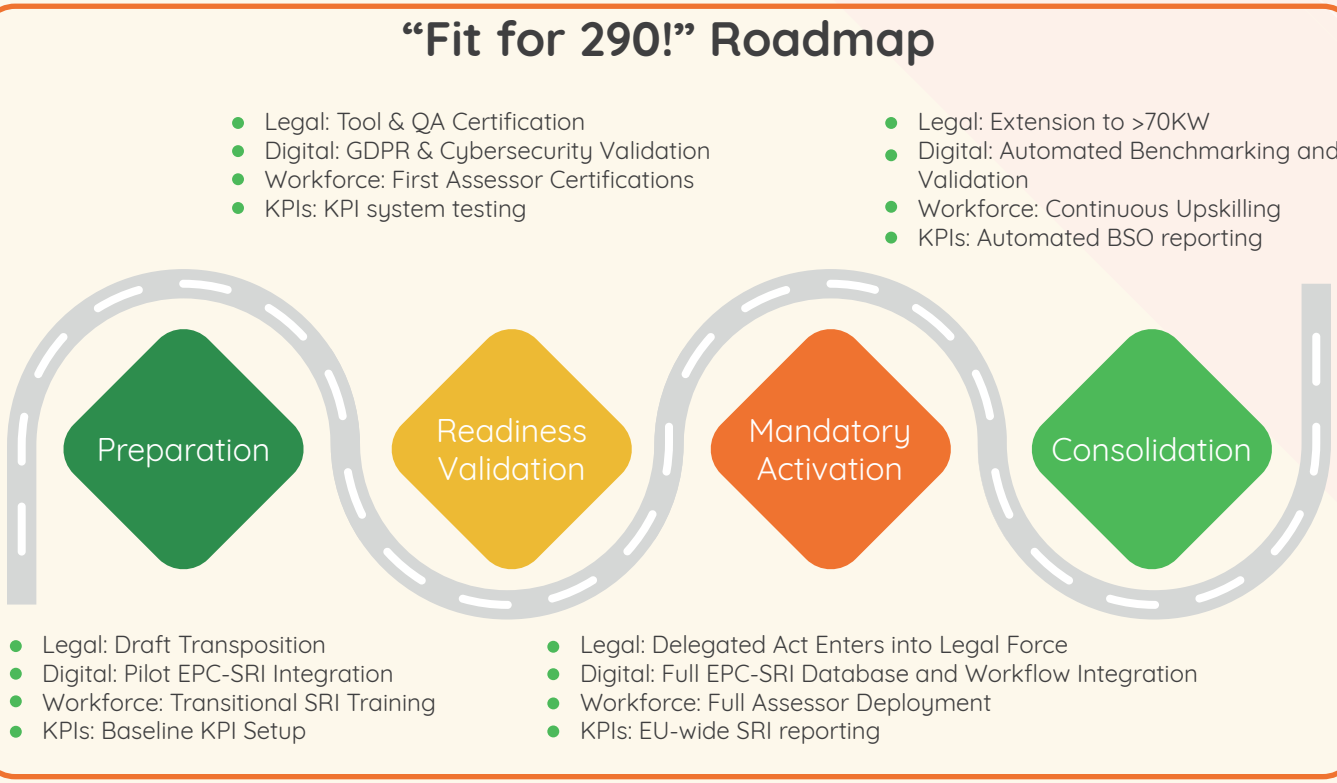
The use cases computed using the SRI2MARKET platform enter a database you can consult online: France: Analyse Comparative Basique (Advanced selection options) France: Analyse Comparative Avancée

To follow the SRI topic, we kindly invite you to follow the 'Communauté du SRI en France' LinkedIn Page

II. 2. Future of the SRI

Future of the SRI: SmarterEPC proposes strategic guidance for Member States and decision-makers to draft harmonised policy, coordinate on the SRI implementation for large non-residential buildings with heating needs of more than 290 kW by 2027, in line with the EPBD IV. SmarterEPC Roadmap for SRI Rollout

"Fit for 290!" Roadmap



III. Integration of EPC and SRI

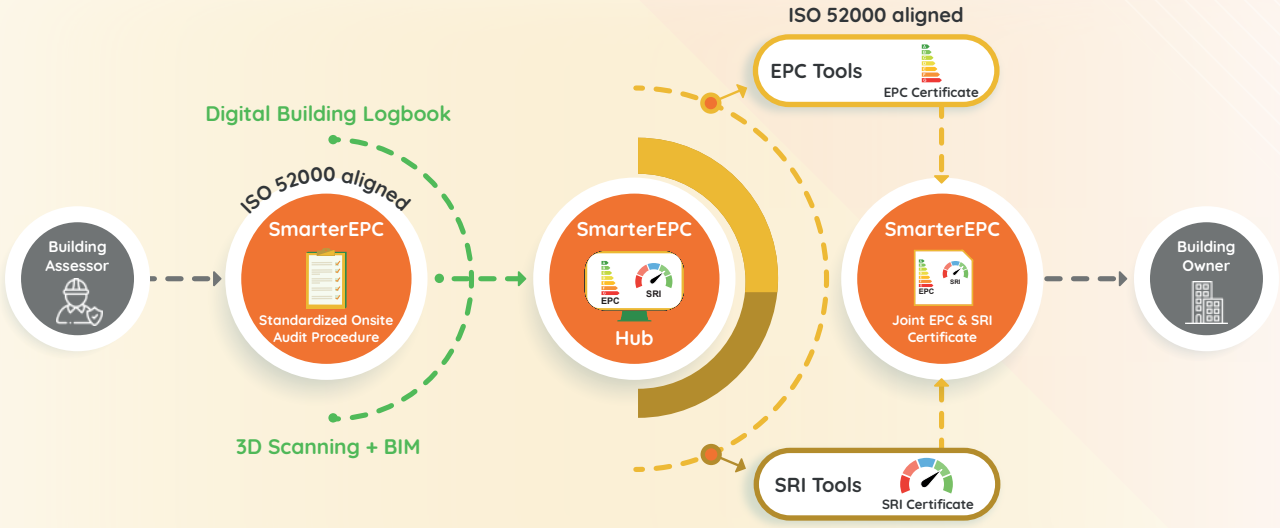
Current Situation: In both the EU and France, the EPC remains the cornerstone of building energy regulation, while the SRI is an emerging, complementary tool focused on smart operation and flexibility. It is widely promoted but not yet integrated into regulatory energy performance certification.

Evaluation of the integration of EPC and SRI: The EU project SmarterEPC and its sister projects (iEPB[4], tunES[5]) are central to current thinking about SRI & EPC integration.

Expected benefits of the integration of EPC and SRI: Integrating the EPC and SRI transforms buildings from static structures into active, grid-connected assets by combining energy efficiency ratings with digital intelligence. For owners and professionals, this integration streamlines the auditing process into a single, cost-effective "one-stop-shop" visit, providing a holistic roadmap that boosts property value and ensures compliance with future EU decarbonization and grid-flexibility standards.

SmarterEPC is a flagship EU initiative tackling exactly the question you're interested in "How to integrate the SRI with EPCs in a coherent, implementable way across Europe?".

SmarterEPC envisions the **first joint EPC and SRI certification workflow** intriducing three main innovations, aligned with the CEN/ISO set of EPBD standards and with the 2024 revision of the EPBD:



The SmarterEPC project approach

- **Innovation 1:** A standardised onsite audit procedure, which frames data collection based on existing standards.
- **Innovation 2**: The SmarterEPC Hub - Smart data collection IT interface, designed to read and map variables, preparing the data to be used by EPC and SRI tools, for the calculation of energy performance and smart readiness assessments, respectively.

4 https://iepb-project.eu/
5 https://empirica.com/tunes/

- **Innovation 3**: A joint EPC and SRI Certificate template, with EPBD-compliant contents, integrating the outcomes of both assessments

Materializing the conceptual complementary of EPCs and SRI, SmarterEPC develops **tools, workflows, data hubs and certification templates** that could pave the way for real interoperability and future policy alignment. Project outputs are made available on the [project webpage.]

SmarterEPC Project Outputs & Capacity-Building Centre

The SmarterEPC project disseminates its main results and capacity-building resources in a structured and accessible manner. All relevant data and materials are made available to interested stakeholders.

One project. Many Outputs.

SmarterEPC provides solutions to address challenges faced by users, assessors, and policymakers in the fields of EPC and SRI.

SmarterEPC developed several tools you can freely use according to your needs.

Policies Analysis

EPC and SRI current coverage and update policies

A pivotal report that offers a detailed, EU-wide analysis of the current status, challenges, and future pathways for EPCs and SRI.

Adapting Smarter EPC tool to the requirements of the EPBD

This report outlines the relevant provisions of EPBD IV and the corresponding strategic and technical adaptations recommended.

Digital Tools

SmarterEPC HUB

Get an advanced EPC or an SRI certificate and even a joint EPC-SRI assessment in a few clicks. Access our easy-to-use, versatile open hub for assessors and built environment specialists.

Online EPC Atlas

Discover +70 existing EPC and SRI tools currently available in 25 EU Member States.

Reference Documents

Integrated Certification for Energy Performance and Smart Readiness

A Unified Approach to Building Assessment, fully aligned with the EPBD IV provisions. Access the White Paper and give a look at the future.

Fit for 290! Policy Roadmap

A strategic guidance for Member States and decision-makers to draft harmonised policy, coordinate on the SRI implementation for large non-residential buildings with heating needs of more than 290 kW, as by the EPBD IV by 2027.

Capacity Building Centre

SmarterEPC Support Centre

The right place for public authorities and stakeholders across Europe interested in learning more about EPCs and SRI to find recommendations and resources on EPC and SRI to reach the best impact for the building stocks at the national level.

SmarterEPC Training Centre

This training centre aims to upskill building assessors with the new integrated EPC & SRI procedures and get professionally certified for free!

Questions Contact us!

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