



Name of project:	San Sebastian Ordinance on Energy Efficiency and Environmental Quality of Buildings	COUNTRY
		SPAIN
City of project:	San Sebastian, Basque Country	
Size/ region affected	Local, City of San Sebastian	
Type of project [theoretical / practical]:	Category 4: Policy and Legislation Theoretical and Practical project	
Targeted technique PV/Solar thermal/Solar Passive/Solar Air conditioning	PV/Solar thermal/Solar Passive/ Solar Air conditioning /Energy Efficiency/Building construction waste and water management	
Period/ starting date	June 2009-currently	
Contact institution with Internet links (if available)	San Sebastián City Council: www.donostia.org	
Photo / drawings / overview		
General Project Description	<p>ORDINANCE on Energy Efficiency and Environmental Quality of Buildings (Pdf-Only Spanish and Basque)</p> <p>This ordinance regulates the incorporation of solar thermal energy for water heating uses and PV for electricity uses.</p> <p>It also regulates solar passive and building energy efficiency.</p> <p>The scope of regulation affects new buildings and refurbishments of old ones.</p>	
Initiator/project idea	San Sebastian City Council	
Financing Investor		
Service Provider		
Other parties involved (eg. departments)		
Partner responsible for Best Practice description	 Vitoria-Gasteiz City Council	

SWOT Analysis	
Strengths	<ul style="list-style-type: none"> ▪ Obligatory Building Energy Efficiency Certification to new buildings and refurbishments of buildings with > 1000m². Minimum “C” energetic certification for private buildings and “B” for public promotions. ▪ Solar PV: Minimum 6,25 kWp installed (some exceptions) ▪ Solar thermal: Must cover 40% of the heating water demand (60°C). ▪ Maintenance and vigilance plan of solar thermal and PV installations contract with house owners or promoters of at least 24 months. ▪ Architectural and landscape integration of solar installations. ▪ Administrative licenses. ▪ Control of facilities by authorized installation companies. ▪ Inspections by the municipality to verify compliance with the Ordinance. ▪ Legal protection ▪ Includes water, waste and climatization regulations.
Weakness	<ul style="list-style-type: none"> ▪ Ordinance only in Spanish and Basque and not easily accessible by internet. ▪ Solar PV and thermal maintenance costs could fall only on house owners. ▪ Building firms and architects have problems to adapt in such a short period to the strict exigencies of the ordinance. ▪ New exigencies will increment the building costs and final price for buyers. ▪ Difficulties to implement a real and effective control of the ordinance by inspectors.
Opportunities	<ul style="list-style-type: none"> ▪ Solar installations knowledge diffusion ▪ Regional Subsidies for Energy efficiency in Buildings
Threats	<ul style="list-style-type: none"> ▪ -New legislation (RD 1587/2008) limits the PV solar subsidies. ▪ -Lack of legislative stability for entrepreneurs.
Improvements	