

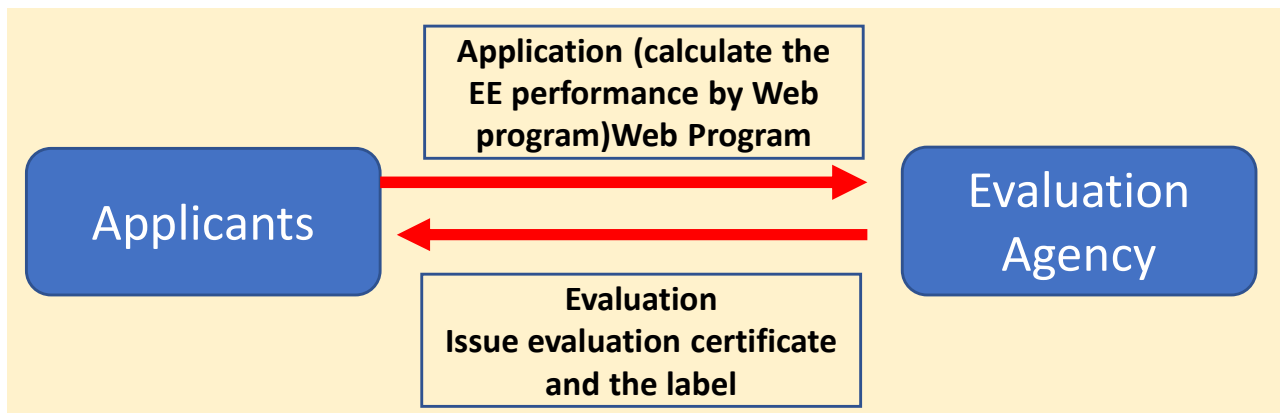
BELS & Incentive Measures

Slide 1: BELS Building Energy-Efficiency Labeling System

Item	Outlines
Implementation body	Housing Performance Evaluation and Display Association (under MLIT)
Target buildings	New and existing non-residence buildings
Evaluation items	Energy efficiency performance of a whole building
Evaluation persons	Third party evaluation by the evaluation agency Evaluation personnel: 1st class registered architects or building equipment specialists who took and completed the training course.
Evaluation Index	Primary energy consumption and BEI (Building Energy Index) = Design primary energy consumption / Reference primary energy consumption



Evaluation Procedure



BEI (Design PE / Reference PE)



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Slide 2: Targets of Incentive Measures: All buildings

Targets of incentive measures are all new construction of buildings, or extensions, renovations, improvements, remodeling, pre-installation/repairs of cooling system equipment that contribute to the improvement of energy conservation performance. When plans for such are compliant with certification standards, the plans may receive certification (certification for the performance improvement plan) from the administrative agency with jurisdiction in the construction area. By acquiring certification for the performance improvement plan, construction clients are eligible to receive benefits, such as exception of floor-area ratio regulation (the portion that exceeds the normal floor space of a building for equipment meant to improve energy efficiency performance is not calculated [upper limit of 10%]).

