



ENERGY MANAGEMENT CENTRE-KERALA

SREEKRISHNA NAGAR, SREEKARIYAM P.O, TRIVANDRUM

Phone No.: 2594922, 24

NOTICE

Sub: Public consultation on Draft Kerala Energy Conservation and Sustainable Building Code (Residential Buildings) Rules, 2026 – Inviting comments from stakeholders and the general public – Reg.

Energy Management Centre (EMC) – Kerala, under the Department of Power, Government of Kerala, being the State Designated Agency (SDA) of the Bureau of Energy Efficiency (BEE), Ministry of Power, Government of India, hereby notifies that the Draft Kerala Energy Conservation and Sustainable Building Code (Residential Buildings) Rules, 2026 has been prepared in accordance with the provisions of the Energy Conservation Act, 2001 and the Energy Conservation (Amendment) Act, 2022, and in alignment with the Energy Conservation and Sustainable Building Code for Residential Buildings.

The proposed Rules aim to promote energy-efficient, climate-resilient, and sustainable residential buildings across Kerala by prescribing minimum energy performance standards, design requirements, and compliance mechanisms for residential buildings.

In order to ensure transparency, inclusiveness, and effective stakeholder participation, EMC invites comments, suggestions, and views from all stakeholders, including citizens, architects, engineers, builders, developers, local self-government institutions, academic institutions, professional bodies, and other interested parties.

The Draft Rules are placed on EMC website:

https://keralaenergy.gov.in/?page_id=2966

Submission of Comments

All comments and suggestions on the Draft Kerala Energy Conservation and Sustainable Building Code (Residential Buildings) Rules, 2026 may be sent by email on or before **31st January 2026** to the following address: **emck@keralaenergy.gov.in**

The comments received within the stipulated time will be examined and duly considered before finalising the Rules.

Sd/-

Director

Thiruvananthapuram

05-01-2026



Draft Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules 2026



GOVERNMENT OF KERALA
Power (A) Department
NOTIFICATION

*Dated, Thiruvananthapuram, ******

S.R.O.No./2026.—WHEREAS, clause (p) of section 14 of the Energy Conservation Act, 2001 (Central Act 52 of 2001) empowers the Central Government to prescribe Energy Conservation Building Code for efficient use of energy and its conservation in the building or building complex, by notification, in consultation with the Bureau of Energy Efficiency;

AND WHEREAS, clause (a) of section 15 of the Energy Conservation Act, 2001 (Central Act 52 of 2001) empowers the State Government to amend the Energy Conservation Building Code, in consultation with the Bureau of Energy Efficiency, to suit the regional and local climatic conditions and may, by rules made by it, specify and notify Energy Conservation Building Code with respect to use of energy in the buildings;

AND WHEREAS, the Energy Conservation (Amendment) Act, 2022 (No. 19 of 2022) expanded the scope of the Energy Conservation Act, 2001 by including residential buildings within the definition of “building” under section 2(c)(iii), and substituting the “Energy Conservation Building Code” with the “Energy Conservation and Sustainable Building Code” under section 2(j), thereby extending the framework to cover both commercial and residential buildings.

NOW, THEREFORE, in exercise of the powers conferred by clause (a) of section 15 and sub-section (1) of section 58 of the Energy Conservation Act, 2001 (Central Act 52 of 2001), the Government of Kerala hereby makes the following rules, namely, the Kerala Energy Conservation and Sustainable Building Code (Residential Buildings) Rules, 2026.

RULES

1. ***Short title and commencement***.— (1) These rules may be called the Kerala Energy Conservation and Sustainable Building Code (Residential Buildings) Rules, 2026.
(2) They shall come into force at once.
2. ***Definitions***.— (1) In these rules, unless the context otherwise requires,—
 - a) “Act” means the Energy Conservation Act, 2001 (Central Act 52 of 2001);
 - b) “best practices” means those measures that allow for optimisation of efficiencies in the identified components and systems to enhance the energy efficiency of the building; or

- (i) reduce the cost of construction having regard to the safety, stability of the building structure, health and environmental provisions of Central laws or State laws; and
- (ii) includes Energy Conservation Measures (ECMs) approved by the State Energy Conservation and Sustainable Building Code Implementation Committee or Energy Conservation and Sustainable Building Code Compliant Technical Grievances Redressal Committee;
- c) “building complex” means a building or group of buildings constructed in a contiguous area for residential purposes or assembly of residential units under the single ownership of individuals or group of individuals or under the name of a co-operative group society, or on lease or otherwise developed as a common residential project;
- d) “built-up area” means the total covered area on all floors of a building from the basement to all storeys covered by walls and parapet measured at the floor levels, excluding parking on the open space;
- e) “Building Energy Efficiency Experts” means building professionals empanelled by the Energy Management Centre – Kerala under evaluation criterion prescribed by the Energy Management Centre - Kerala which will be renewed from time to time where new Building Energy Efficiency Experts are empanelled;
- f) “Building Energy Efficiency Experts Firm” means a firm empanelled by the Energy Management Centre - Kerala with necessary professionals and as per categories as may be required by Energy Management Centre - Kerala for the purpose of development of energy efficient buildings;
- g) “Bureau” means the Bureau of Energy Efficiency, Government of India;
- h) “bye-laws” means the building bye-laws framed by the State Government or any authority under its control to regulate the building activities in its areas falling in the jurisdiction of,

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- (i) all Municipal Authorities, Committees or Councils;
- (ii) all Municipal Corporations, Municipalities and Panchayats;
- (iii) all areas covered under the Development or Planning Authorities under various development plans notified by the State Government and enforced by such authority in its jurisdiction; and includes any regulation or rule framed by the State Government or any other authority having jurisdiction established by the State Government;
- i) “Certified Energy Auditor (Building)” means a person who fulfils the eligibility criteria specified in the Energy Conservation (Minimum qualification for Energy Auditors and Energy Managers) Rules, 2006 and has qualified National Examination for Energy Conservation Building Codes Compliance;
- j) “Code” means the Energy Conservation and Sustainable Building Code for Residential

Buildings (Eco-Niwas Samhita), published by the Bureau of Energy Efficiency, which prescribes requirements relating to energy efficiency, thermal comfort, and sustainable building practices in residential buildings;

- k) “compliance documents” means the forms specified in the Code and appended to these rules, including certificates from Empanelled Energy Auditors (Building) and supporting documents submitted to demonstrate compliance;
- l) “connected load” means the total of the rated wattage of all equipment, appliances and devices to be installed or installed in the building or part of the building or building complex in terms of kiloWatt (kW);
- m) “construction documents” means drawings or documents containing information pertaining to building construction processes and approvals, building materials and equipment specifications, and architectural details required by the authority having jurisdiction;
- n) “contract demand” means the maximum demand in kilo-Volt Ampere (kVA), within a consumer’s sanctioned load, agreed to be supplied by the electricity provider or distribution company in the agreement executed between the user and the utility;
- o) “daylight factor” means the ratio of the indoor illuminance at a point inside the building to the unobstructed outdoor horizontal illuminance, expressed as a percentage, and measured in accordance with the Code;
- p) “Empanelled Energy Auditors (Building)” means a firm consisting of the Certified Energy Auditor certified under Bureau of Energy Efficiency (Certification Procedures for Energy Auditors and Energy Managers) Regulations, 2010 and Certified Energy Auditor (Building), and empanelled with the Bureau;
- q) “energy conservation measures” means the measures incorporated in the building design for saving energy, or enhancing comfort in peak electrical or thermal demand, or reducing cooling or heating load covering any element of a component with any other element of the same or other component of the Code and includes any such measure incorporated in the said building design of the proposed or existing building;
- r) “establishment” means a business or other organization, or the place where an organization operates and includes a Government establishment and private establishment;
- s) “form” means the form appended to these rules;
- t) “owner” means a person, group of persons, a company, a trust, an institute, registered body, State Government or Central Government and its attached or subordinate departments, undertakings and such other agencies or organisations in whose name the property stands registered in the revenue records for the construction of a building or building complex;
- u) “proposed design” means the computerised design of a building consistent with the actual design of a building which complies with all the requirements of the Code either through the prescriptive or whole building performance method;

v) “Residential building” means a building or building complex used or intended to be used **solely for residential occupancy**, whether on single or multiple ownership, and shall include the following classifications, namely:

- 1) ‘One- or two-family private dwellings’ means any private dwelling, which is occupied by members of one or two families and has a total sleeping accommodation for not more than 20 persons.
- 2) ‘Apartment houses’ means any building or structure in which living quarters are provided for three or more families, living independently of each other and with independent cooking facilities. this also includes ‘Group housing’.
- 3) ‘apartment’ means a building, accommodating more than two dwelling units for residential purpose. This word is synonymous to ‘residential flat’.
- 4) ‘apartment building’ means a building having more than two dwelling units with common staircase and other common facilities.
- 5) ‘apartment Complex’ means a residential building or group of residential buildings accommodating multiple dwelling units with shared building envelope systems, common services, or utilities, primarily intended for residential use, and may include ancillary occupancies such as retail outlets, offices, or community facilities, provided that the total built-up area used for residential occupancy is not less than fifty per cent of the aggregate built-up area of the complex; and for the purpose of these rules, the term apartment complex shall refer to the entire built facility as a single entity for evaluating compliance, encompassing all dwelling units, common areas, building envelope elements, and centralized energy systems including shared lighting, ventilation, or water-heating systems, and shall not refer to individual residential units contained therein.

a) “standard baseline design” means the standard design that complies with all the mandatory and prescriptive requirements of the Code and has the same built-up area as the proposed building;

b) “State Designated Agency” means the Energy Management Centre – Kerala, designated by the State Government under section 15(d) of the Act;

(2) All other words and expressions used herein and not defined, but defined in the Act, or in the Code, shall have the same meanings respectively assigned to them in the Act or in the said Code.

3. **Application.** – (1) These rules shall apply to every new building, which is used or intended to be used for residential purposes, having a connected load of 100 kilowatt (kW) or above or a contract demand of 120 kilovolt Ampere (kVA) or above or a built-up area of 3000 sqm or

above, whichever is more stringent and such building shall cover the following components, namely: -

- (a) Sustainable Site Management;
- (b) Building Envelope;
- (c) Building services;
- (d) Indoor Electrical End-use;
- (e) Renewable Energy Systems;
- (f) Water Conservation and Management;
- (g) Waste Management;
- (h) Indoor Environmental Quality (IEQ);
- (i) any other system, as may be specified from time to time by the Bureau:

Provided that these rules shall not apply to equipment, appliances, devices and parts of building that use energy primarily for manufacturing processes:

Provided further that wherever these rules are in conflict with safety, security, health or environmental codes, or Bureau of Energy Efficiency's Standard and Labelling for equipment or appliances and Star Rating Program for buildings and if they are more stringent than the requirement of these rules then they shall prevail over these rules:

Provided also that if any existing building which is used for residential purposes after additions or alterations changes its connected load of 100 kilowatt (kW) or above or a contract demand of 120 kilovolt Ampere (kVA) or above or a built-up area of 3000 sqm or above, whichever is more stringent above shall comply with the provisions referred to in clause (a) to (i) of sub-rule (1) of rule (3)

(2) These rules shall apply to all parts of a residential building or residential building complex that are intended to be used for dwelling or habitation purposes, irrespective of the type of ownership or occupancy.

(3) These rules shall not apply to—

- (a) buildings intended for industrial use, storage, warehousing, or other non-residential occupancies;

(4) These rules shall further apply to—

Mixed-use buildings where the built-up area of residential use exceeds fifty percent of the total built-up area, and where such residential use meets any of the applicability thresholds specified under these rules, namely a connected load of one hundred kilowatt (100 kW) or above, or a contract demand of one hundred and twenty kilovolt-ampere (120 kVA) or above, or a built-up area of three thousand

square metres (3000 square meter.) or above, the provisions of these rules shall apply to the entire building.

Mixed-use buildings where the built-up area of residential use is fifty percent or less of the total built-up area, the provisions of these rules shall apply to the residential portion only, and the commercial or other occupancies shall comply with the Kerala Energy Conservation and Sustainable Building Code (Residential Buildings) Rules, 2026, applicable to their respective occupancy.

Nothing contained in these rules shall exempt any residential building or residential building complex from compliance with other Central or State laws, building bye-laws, or regulations in force.

4. *Compliance mechanism.* - Compliance of the Code shall be ensured by the owner by following requirements under chapter 3 (Code compliance) of the Code.

The Owner shall ensure compliance with the Code at all the following stages:

- (a) Design Stage**
- (b) Construction Stage**
- (c) Completion Stage**

5. *Reference.* – (1) The requirements applicable to the warm-humid climate zone of Kerala, as specified in the *Eco Niwas Samhita (ENS) 2024 – Energy Conservation and Sustainable Building Code for Residential Buildings*, published by the Bureau of Energy Efficiency, Government of India, and as amended from time to time, shall be deemed to form part of these rules and shall be complied with.

(2) Until the pool of Empanelled Energy Auditors (Building)/Certified Energy Auditor (Building) is made available by the Bureau, the Building Energy Efficiency Experts shall respectively carry out all such services as assigned to the Empanelled Energy Auditors (Building)/Certified Energy Auditor (Building), in Kerala

6. *Procedure for erection of Code compliant building.* - (1) Every owner who intends to erect or re-erect a building or make alterations or additions in any building under these rules shall submit to the concerned authority having jurisdiction, an application in Form - I of these rules accompanied by-

- (a) construction documents duly signed by the owner together with an undertaking in Form - II of these rules shall ensure –
 - (i) compliance with the applicable building bye-laws in force;

(ii) construction drawings and specifications shall show all pertinent data and features of the components as mentioned in clause (a) to (i) of rule 3 to permit the authority having jurisdiction to verify that the building complies with the requirements as mentioned in chapter 3 (Code compliance) of the Code;

(b) compliance documents as specified in *Annexure -I* of the Code duly certified by Certified Energy Auditor (Building) in Form - III of these rules.

(2) The authority having jurisdiction may require submission of documents in electronic form or hard copy of the documents, referred to in sub-rule (1) of rule (6);

(3) The Certified Energy Auditor (Building), at the design stage, shall follow the following procedure of inspection, namely: –

(a) scrutinize the construction documents containing information pertaining to building construction processes and approvals, building materials and equipment specification, architectural details;

(b) scrutinize the Code compliance documents and the check list as specified in the *Annexure - I* of Code and identify as per clause (b) of subrule (1) of rule (6) and findings of the document reviewed to match with the provisions of the chapter 3 of the Code;

(c) verify and certify the documents as mentioned in (b);

(d) fill the check list as specified in the *Annexure - I* of the Code and issue correction list in case the design documents provide inadequate information or do not meet the requirements of these rules and shall: -

(i) communicate his/her findings in Form - IV of these rules to the owner of the building under intimation to the concerned authority having jurisdiction;

(ii) give specified time to the owner to implement its findings;

(iii) satisfy himself/herself that the communication received from the owner within the specified time, meet the findings and fulfill the shortcomings;

(e) record his/her approval and complete the checklist conforming compliance with the Code and these rules, and issue the certificate of approval in Form - V of these rules to the owner under intimation to the concerned authority having jurisdiction and State Designated Agency.

(4) The authority having jurisdiction on receipt of application under sub-rule (1) of rule (6) for issuance of permit for construction of the proposed building shall-

- (i) approve the design and sanction building plan only after it has received a certificate in Form-III of these rules at design stage from the Certified Energy Auditor (Building);
- (ii) grant permit to erect or re-erect the building or add to or make alterations in the building to carry out the construction works subject to the following conditions in its sanction letter, namely: -
 - (A) the construction work shall be in accordance with the sanctioned plan and requirement under the Code and these rules;
 - (B) the compliance with these rules shall be ensured during construction-in-progress;
 - (C) the building shall not be occupied before issuance of occupancy certificate to the owner;
 - (D) the authority having jurisdiction may, at any stage, revoke the permit on receipt of non - compliance report from the Certified Energy Auditor (Building) or on the notice of any misrepresentation of material facts in the application in respect of the provisions of these rules or the Code after giving a reasonable opportunity of being heard to the owner.

(5) After receiving the permit from the authority, the owner shall-

- (a) give intimation to the authority of his/her intention to start the construction work of the building in Form - VI of these rules;
- (b) undertake construction in terms of sub-clause (ii) of clause (a) of sub-rule (1) of rule (6) to most effective use of energy and systems;
- (c) take approval of the Certified Energy Auditor (Building) before undertaking such construction referred to in clause (b) of sub-rule (6) of rule (6), if the components and systems proposed to be constructed are other than those incorporated in the construction and compliance document.

(6) The Certified Auditor (Building), at construction stage, shall review, verify the specifications of the parameters specified in sub-rule (3) of rule (6) and, -

(a) fill out the checklist specified in the *Annexure - I* of the Code, provide comments if the proposed design of building does not meet the construction requirements and specify the shortcomings in compliance to the Code, these rules and sanctioned plan, and shall-

- (i) communicate its findings if any and shortcomings to the owner in Form-VII of these rules;
- (ii) give specified time to the owner to implement its findings;
- (iii) satisfy himself /herself that the communication received thereafter from the owner meets the specified findings and fulfill shortcomings;

(b) in case the Certified Energy Auditor (Building) is satisfied with the additional information provided by the owner, he/she shall record the same in the certificate of compliance at construction stage in Form - VIII of these rules and communicate the same to the owner under intimation to the authority having jurisdiction and with a copy to State Designated Agency for information;

(c) in case the Certified Energy Auditor (Building) is not satisfied with the additional information submitted by the owner he/she shall report the same to the authority having jurisdiction to ensure that all further construction is stayed until correction has been effectuated and a certificate of compliance has been issued by Certified Energy Auditor (Building).

(d) where it is determined at any stage that construction is not proceeding in accordance with the sanctioned building plan or is in violation of any of the provisions of the Code and these rules, Certified Energy Auditor (Building) shall notify the owner, and request for additional information with respect to his/her findings or on the shortcomings identified by him/her as per Form - VII of these rules;

(7) At the completion stage, the building owner shall submit the duly completed compliance forms as specified in Annexure-I of the Code together with check list and review of various components covered under rule (3) at the completion stage and as per provisions of chapter 3 of the Code and seek the certificate of compliance issued by the Certified Energy Auditor (Building) in Form-IX of these rules.

(8) If there is a deviation in the proposed design under mandatory requirements than features of the actual building at completion stage, Certified Energy Auditor (Building) shall record its findings in Form-X of these rules and communicate the same to the owner and

seek compliance.

- (9) In case the Certified Energy Auditor (Building) is satisfied with the additional information submitted by the owner, he/she shall issue the certificate of compliance at completion stage in Form - IX of these rules and communicate the same to the owner under intimation to the authority having jurisdiction;
- (10) The building owner shall submit an intimation of completion of the building in Form-XI these rules along with the certificate in Form-IX issued by the Certified Energy Auditor (Building) to the authority having jurisdiction & seek permission of occupancy with a copy to State Designated Agency for information;
- (11) The owner shall neither occupy nor allow any other person to occupy the building or part of the building covered under these rules for any purpose until such building or such part thereof has been granted occupancy certificate under the bye-laws of the authority having jurisdiction;
- (12) The authority having jurisdiction on receipt of such intimation by the owner accompanied by a certificate by the Certified Energy Auditor (Building) in Form – IX of these rules, issue the occupancy certificate in Form-XII of these rules with a copy to Bureau and State Designated Agency for information incorporating *inter alia* the following conditions, namely: -
 - (i) that the energy performance of the building shall be monitored and verified by the State Energy Conservation & sustainable Building Code Implementation Committee of the concerned State;
 - (ii) that the owner through the Certified Energy Auditor (Building) shall submit to the State Designated Agency, annual building performance report in Form-XIII of these rules under intimation to Bureau for three consecutive years after the building has been occupied and fully operational;
 - (iii) if the owner fails to achieve the proposed performance as specified in clause (ii) of sub rule (12) of rule (6) within a period of three years from the date of occupancy of the building the authority having jurisdiction shall place the matter before the State Energy Conservation & Sustainable Building Code Technical Grievances Redressal Committee, which shall hear the owner and make recommendations in the matter accordingly and the authority having jurisdiction shall comply with such recommendations;

(13) The owner may approach the Energy Conservation and Sustainable Building Code Compliant Technical Grievances Redressal Committee for redressal of any grievance under the provisions of these rules.

7. Committee. – (1) State Designated Agency, shall constitute:-

- (a) State Energy Conservation & Sustainable Building Code Implementation Committee headed by Chief Secretary of the State or, his/her nominee and comprising of all stakeholders including a nominee from Bureau, to forward its recommendations to the Bureau to develop and revise energy consumption and sustainability standards for buildings, as per their regional requirements considering local bye laws or climatic conditions.
- (b) prepare a summary of violations which shall be provided by State Designated Agency to the Bureau and Bureau shall review such violations for the purpose of evaluating Certified Energy Auditor (building) professional skills;
- (c) prepare a yearly report and furnish the same to the Bureau indicating *inter alia* the progress made in compliance of these rules in the State and the steps taken by the State Designated Agency to improve the rate of compliance of Code in the State;
- (d) create data base through compilation of data achieved by each Code compliant building constructed after coming into force of these rules;
- (e) Energy Conservation & Sustainable Building Code Compliant Technical Grievances Redressal Committee headed by an officer of the Local Self Government Department of the State, with other members, not exceeding four, nominated by the State Energy Conservation & Sustainable Building Code Implementation Committee who are qualified by experience and training to pass judgment upon matters pertaining to construction of Code compliant building in the State, to–
 - (i) hear grievance filed by the owner of a Code compliant building within the specified time period given by the authority having jurisdiction;
 - (ii) make recommendations to the authority having jurisdiction to reconsider such issue, or for implementation by the authority having jurisdiction, as the case may be.

8. Responsibilities and duties of the owner. - (1) The owner of the Code compliant building shall carry out the work of the said building in accordance with the requirements of the Code and these

rules.

(2) Every owner shall-

- (a) engage Certified Energy Auditor (Building) and permit him/her to enter the building or premises at any reasonable time for the purpose of inspection to ensure compliance of building works in accordance with the Code and these rules;
- (b) give written intimation to the authority having jurisdiction as well as to the State Designated Agency in case of termination of the services of Certified Energy Auditor (Building) and appointment of other Certified Energy Auditor (Building) in its place;
- (c) send intimation within the validity of sanction to the authority having jurisdiction of his/her intention to start the construction work at the building site;
- (d) commence the work within the period specified by the authority having jurisdiction from the date of such intimation or seek extension of time for starting the construction work, wherever necessary;
- (e) give written intimation to the authority having jurisdiction intimating the completion of the construction work along with a certificate from the Certified Energy Auditor (Building);
- (f) obtain an occupancy permit from the authority having jurisdiction prior to any occupancy of the building or part thereof after completion of the building;
- (g) report the practical difficulties to the Certified Energy Auditor (Building), if any, in carrying out the provisions of these rules, who shall take necessary action in consultation with State Designated Agency and State Energy Conservation & Sustainable Building Code Implementation Committee;
- (h) on the receipt of the notice, if any, from the authority having jurisdiction, he/she shall discontinue such usage within reasonable time as specified in such notice and in no case he/she shall disregard the provisions of these rules;

(3) The owner may approach the Energy Conservation & Sustainable Building Code Compliant Technical Grievances Redressal Committee for redressal of any grievance under the provisions of these rules.

9. Role, responsibilities and duties of the Certified Energy Auditor (Building)—The Certified Energy Auditor (Building), whose services are engaged by the owner, shall—

- (a) verify and certify –
 - (i) the design of the building;
 - (ii) construction and compliance documents;
- (b) finalize the compliance approach for the building project based on the complexity of the building, budget and time constraints;
- (c) furnish a certificate to the building owner ensuring that the construction and compliance documents submitted by the owner as mentioned in rule 3 and *Annexure - 1* of the Code are in compliance with these rules.
- (d) inspect the building works from the design stage to its commissioning stage of the proposed building under these rules and based on his/her certification, the authority having jurisdiction shall issue building permit and occupancy certificate;
- (e) ensure that none of the professionals or employees working under him/her is engaged in any work in connection with the construction or alteration of the concerned building covered under these rules to ensure that there is no conflict of interest with his/her official duties with the interests of the authority having jurisdiction;
- (f) report to State Designated Agency on technical issues that may arise during construction of building;
- (g) provide inputs to the National and State Energy Conservation & Sustainable Building Code Implementation Committees to facilitate for better implementation of the Code and these rules;
- (h) promote norms and standards specified in the Code.

10. Responsibilities and duties of State Designated Agency. - The State Designated Agency established by every State Government under clause (d) of section 15 of the Act, in consultation with Bureau, shall:-

- (a) coordinate, regulate and enforce provisions of the Code and these rules for efficient use of energy and its conservation under the Act in the State;

- (b) ensure every residential building having a connected load of 100 kW or above, or contract demand of 120 kVA or above or a built-up area of 3000 sqm., whichever is more stringent, be constructed in compliance with these rules;
- (c) monitor the performance of the Certified Energy Auditor (Building) to improve the quality, consistency and rate of compliance of these rules;
- (d) create a data bank in the State to measure the compliance rates of the Code compliant buildings and accurately account for the energy savings & sustainability measures undertaken, resulting from the compliance of these rules;
- (e) also create a data bank on energy use per square meter of area of the building under different zones namely, hot and dry, warm and humid, temperate, composite and cold, separately for each category in the State;
- (f) conduct site visits, if considered necessary, to determine the accuracy of reporting by Certified Energy Auditor (Building) in the State;
- (g) prepare a report on performance of Certified Energy Auditor (Building) listing out the projects complying with these rules, projects in violation of compliance with these rules and the level of violation, and provide summary of such violations for each year to the Bureau of Energy Efficiency;
- (h) coordinate with the authority having jurisdiction to amend their building bye-laws incorporating the provisions of these rules for the purpose of construction of buildings in compliance with the Code and these rules;
- (i) provide necessary support to the authority having jurisdiction to conform to the provisions of these rules with regard to matters concerning design construction and occupancy for improving the performance of Code compliant buildings and effectiveness in compliance of these rules.

11. Responsibilities and duties of Local Self Government Department. -The head of the department shall take measures to ensure that these rules are implemented in the Corporations, Municipalities and Panchayats in the State. He shall provide an annual report in Form XIV these rules to the State Designated Agency.

12. Responsibilities and duties of Secretary of Corporations, Municipalities, and Panchayats. – The Secretaries of the respective local bodies (Corporations, Municipalities, and Panchayats) shall ensure that all residential buildings under the purview of the latest *Energy Conservation and Sustainable*

Building Code for Residential Buildings, shall conform to the provisions of these rules. The secretary shall provide a report of every building received for building permit at the Local Body under the purview of these rules in Form XV to the State Designated Agency.

13. Responsibilities and duties of Electrical Inspectorate. – The Electrical Inspectorate shall ensure that all applications for scheme approval under the purview of these rules, are submitted along with a copy of the building permit applications (indicating the connected load), the building permit from local body and a compliance certificate from Energy Auditors (Building) in Form III. At the stage of energization, the Electrical Inspectorate shall ensure that the application is accompanied by a Compliance Certificate issued by an Energy Auditor (Building) in Form IX, certifying compliance with the provisions of these rules. The Electrical Inspector concerned shall report a quarterly statement of buildings with electrical scheme approval having connected load $\geq 100\text{ kW}$ or contract demand $\geq 120\text{ kVA}$ or built-up area ≥ 3000 square meters, in Form XVI these rules to the State Designated Agency.

14. Miscellaneous. – (1) The use of any energy conservation and sustainability measures or method or design or construction not specifically specified under these rules shall not be prevented by the authority having jurisdiction if such energy conservation measures or method or design or construction is found to be satisfactory by the Energy Conservation & Sustainable Building Code Compliant Technical Grievance Redressal Committee and such energy conservation & sustainability measures or method or design or construction assist the owner in optimizing the use of energy and improvement in its sustainable design on its occupancy.

(2) The Code shall be reviewed periodically, at least once in five years, to determine the need for revision or withdrawal of standards specified in the Code, and such standards which in the opinion of the Bureau need no revision or amendment shall be reaffirmed.

Form-I

[See rule 6(1)]

**Application for seeking building permit in respect of erection/ re-erection/making alteration in
the Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules,
2026 Compliant Building**

To

Date: _____

The Commissioner or (Name of the Competent Authority) Authority having jurisdiction,
Name of the city
Name of the State

Subject: Application for erection/ re-erection/making alteration in the Energy Conservation & Sustainable Building Code Compliant Building.

Sir/Madam,

I/We, the undersigned hereby give you notice of my intention to erect /re- erect/alter Energy Conservation & Sustainable Building Code for Residential Buildings Compliant Building under the Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026 in the premises _____ of _____ Survey/Plot _____ No. _____ Block _____ No. _____ Street _____ Town/city _____ in the State of _____ and request for issuance of permit for the construction of the Energy Conservation & Sustainable Building Code compliant building. The following documents are enclosed.

(i) Construction Documents and Compliance Forms together with check-lists incorporating the installation of Energy Conservations & Sustainability measures specified in the aforesaid rules.

(ii) The Construction Documents and Compliance Forms together with check-lists have been verified by Certified Energy Auditor (Building) having registration No. _____. An undertaking in Form - II duly signed and sealed is enclosed.

Yours faithfully,

(Name of the owner)

Address:

Email id:

Tel. No./Mobile No.

Form II*[See rule 6(1)(a)]***[Undertaking by owner for construction of the Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026 Compliant Building]****UNDERTAKING**

I/We, the owner(s) of the aforesaid Survey/Plot No. _____ Block. No. _____ Street _____ State of _____ Town/city _____ of the proposed building on completion of construction shall have a connected load/contract demand of 100 kW/120 kVA or above or a built-up area of 3000 sqm and is proposed to be constructed to use or intended to be used for residential purposes. The proposed building accordingly attracts the provisions of Energy Conservation & Sustainable Building Code (Residential Buildings) Rules, 2026.

I undertake that the aforesaid building shall be constructed in accordance with the bye-laws of the Municipal Authority and the provisions of the Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026. In case any deviation is noticed during the construction of the Building, I shall indemnify the loss to the authority having jurisdiction.

I, further undertake that the information supplied in the enclosed drawings and the application is accurate to the best of my/our knowledge and if any of the information supplied is found to be incorrect and such information result in loss to the Central or the State Government or any other authority under them, I/ we undertake to indemnify such loss.

Yours faithfully,

(Name of the owner)

Address

Email id

Tel. No./ Mobile No.

Date:

Form III*[(See rule 6(1)(b) & rule 6(4)(i)]***[Certificate from Certified Energy Auditor (Building) to be enclosed with the application for
Permit for construction of the Kerala Energy Conservation and Sustainable Building Code
(Residential Building) Rules, 2026 Compliant Building]****CERTIFICATE**

I, the Certified Energy Auditor (Building) having registration No_____ and am authorized to scrutinize and verify the design of Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026 compliant building.

- (a) I have scrutinized the construction documents, undertaking given by the owner duly signed showing all the pertinent data and features of the building, equipment and systems in accordance with municipal bye-laws and with the Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026 in respect of building proposed to be constructed on Survey/Plot on ____ block no ____ Street ____ Town/city ____ in the State of ____;
- (b) I have scrutinized the forms with the check-list to ensure compliance with the bye-laws and the Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026.
- (c) The compliance documents have been duly inspected by the undersigned.
- (d) It is certified that all required scrutiny and verification of the documents submitted have been carried out diligently, truthfully and in compliance with the Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026.
- (e) The contents of all the documents submitted along with the application are a true representation of the facts and nothing has been concealed.

There is no objection for issuance of building permit in respect of the aforesaid proposed building in accordance with Energy Conservation & Sustainable Building Code (Residential Buildings) Rules, 2026.

Signature:

Name of the Certified Energy Auditor (Building)

Seal.

Email ID:

Date:

Form IV

[See rule 6(3)(d)(i)]

[Design Stage Inspection Report by Certified Energy Auditor (Building) on review of Building Permit Application - Communication of omissions and non-compliance to owner]

To

Shri/Smt (Name)....

(Owner of the building)

Address

Subject: Design Stage Inspection report by Certified Energy Auditor (Building) on omissions / non-compliance with the Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026.

Sir/Madam,

I,(Name) , being an authorized Certified Energy Auditor (Building) having registration No _____ hereby state that I have reviewed and verified the undertaking given by you and have inspected the construction documents, compliance forms, check-list, submitted along with building permit application in respect of the various elements specified in sub-rule (3) of rule 6 of the various components of the proposed building to be constructed on Survey/Plot on ____ block no____ Street____ town/city____ in the State of and inform that the following omission/non-compliance have been discovered on inspection-

- (i)
- (ii)
- (iii)
- (iv)

It is requested that the necessary Energy Conservation & Sustainability measures in consultation with your design team be carried out in order to bring them in compliance with the Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026. You are accordingly requested to take corrective action within a period of one month from the date of issuance of this letter. Further action on your application for issuance of building permit shall be taken after satisfactory compliance of the aforesaid omissions/non- compliance.

Yours faithfully,

Name of Certified Energy Auditor (Building)

Mobile number:

Email id:

Seal:

Date:

Form V*[See rule 6(3)(e)]***[Certificate of approval by Certified Energy Auditor (Building) conforming compliance with the Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026]****CERTIFICATE**

I, (Name), being an authorized Certified Energy Auditor (Building) having Registration No._____ hereby state that I have reviewed and verified the undertaking given by the owner, and have inspected the construction documents, compliance forms, check-list, submitted along with building permit application in respect of the various elements of the proposed building in the premises of Survey/Plot No._____ Block No_____ Street_____ Town/City_____ State of_____ and certify that: -

(i) the omissions/non-compliance pointed out by the undersigned in the Design Stage Inspection Report dated_____ have been complied satisfactorily;

I further certify that –

- (a) all reasonable professional skill, care, and diligence have been taken in verifying the compliance forms and contents thereof are a true representation of the facts and meet the requirements of Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026.
- (b) There is no objection for issuance of permit in respect of the aforesaid proposed building as per the requirements of Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026.

The check-list duly completed and signed by the undersigned is enclosed.

Signature:

Name of Certified Energy Auditor (Building)

Mobile number:

Email id:

Seal:

Date:

Form VI*[See rule 6(5)(a)]*

**[Intimation for commencement of construction work of
Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026
compliant building]**

INTIMATION

To

Date: ___ / ___ / ___

The Commissioner or (name of the competent authority)

Authority having jurisdiction,

Name of the City

Name of the State

Subject: Commencement of construction work of Energy Conservation & Sustainable Building Code Compliant Building.

Sir/Madam,

I/We hereby give notice for commencement of construction work including implementation of Energy Conservation & Sustainability Measures in Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026 Compliant building in the premises of Survey/Plot No. _____ Block No. _____ Street _____ town/city _____ State of _____ in pursuance of the sanction granted by the Authority having jurisdiction/vide file No. /letter No.

Yours faithfully,

(Name of the owner)

Address

Email id

Tel. No./Mobile No.

Form VII
[See rule 6(6)(a)(i)&(d)]

**[Construction Stage Inspection Report by Certified Energy Auditor (Building) - Communication
of non-compliance to owner]**

To

Shri/Smt. (Name).....

Date: ___/___/___

(Owner of the building)

Address

Subject: Construction Stage Inspection Report by Certified Energy Auditor (Building) on non-compliance with the Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026.

Sir/Madam,

I,.....(Name), being a Certified Energy Auditor (Building) having Registration No.....hereby state that I have reviewed the construction and compliance document of the proposed Building in the premises of Survey/Plot No._____ Block No._____ Street_____ town/city_____ State of_____ and have to state that the construction has not proceeded in accordance with the sanctioned plan and has deviated from the provisions of Energy Conservation & Sustainable Building Code (Residential Buildings) Rules, 2026 namely:-

- (i)
- (ii)

2. The building owner is requested to rectify the above deviations or take the approval of the Energy Conservation & Sustainable Building Code Technical Grievance Redressal Committee.

3. The building owner after obtaining the approval provided in para 2 above or rectifying the deviations notified in para 1 above may inform the undersigned of the action taken in the matter within one month from the date of approval obtained or rectification completed along with the updated construction and compliance document to enable inspection as provided in clause (c) of sub-rule (6) of rule 6 of Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026.

Yours faithfully,

Name of Certified Energy Auditor (Building)

Mobile number:

Email id:

Seal:

Date:

Copy to: The Commissioner, Authority having jurisdiction/Name of the City/Town/State

Form VIII
[See rule 6(6)(b)]

[Certificate of Compliance at Construction Stage by Certified Energy Auditor (Building)]

CERTIFICATE

To

Date: ___/___/___

Shri/Smt.(Name).....

(Owner of the building),

Address

I, (Name), being a Certified Energy Auditor (Building) having registration no. _____ hereby state that I have reviewed the construction and compliance documents of the proposed building in the premises of Survey/Plot No._____ Block No._____ Street _____ town/city _____ State of _____ and certify that the aforesaid documents is in compliance with the Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026;

I further certify that all reasonable professional skill, care, and diligence have been taken in verifying the compliance forms and contents thereof are a true representation of the facts and meet the requirements of Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026.

Yours faithfully,

Name of Certified Energy Auditor (Building)

Mobile number:

Email id:

Seal:

Date:

Copy to: The Commissioner, Authority having jurisdiction/Name of the City/Town _____

To the Chief Executive, State Designated Agency/Name of State/Address _____

Form IX*[See rule 6(7)]***[Certificate of Compliance at Completion Stage by Certified Energy Auditor (Building)]****CERTIFICATE**

To

Date: ____ / ____ / ____

Shri/Smt.(Name).....

(Owner of the Building)

Address

I, (Name), being a Certified Energy Auditor (Building) having registration no. _____ hereby state that I have reviewed the duly completed compliance forms as specified in Annexure - 1 of the Code together with check list as per the chapter 3 of the Code submitted by the owner on completion of the proposed building in the premises of Survey/Plot No. _____ Block No. _____ Street _____ town/city _____ State of _____ and certify that the aforesaid documents is in compliance with the Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026;

I further certify that all reasonable professional skill, care, and diligence have been taken in verifying the compliance forms and contents thereof are a true representation of the facts and meet the requirements of Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026.

Yours faithfully,

Name of Certified Energy Auditor (Building)

Mobile number:

Email id:

Seal:

Date:

Copy to: The Commissioner, Authority having jurisdiction/Name of the City/Town _____

To the Chief Executive, State Designated Agency/Name of State/Address _____

Form X
[See rule 6(8)]

**[Completion Stage Inspection Report by Certified Energy Auditor (Building) - Communication
of non-compliance to owner]**

To

Date: ___/___/___

Shri/Smt.(Name).....

(Owner of the building)

Address

Subject: Completion Stage Inspection Report by Certified Energy Auditor (Building) on non-compliance with the Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026.

Sir/Madam,

I, (Name), being a Certified Energy Auditor (Building) having registration no. _____ hereby state that I have reviewed the duly completed compliance forms as specified in Annexure - 1 of the Code together with check list as per the chapter 3 of the Code submitted by the owner on completion of the proposed building in the premises of Survey/Plot No._____ Block No._____ Street _____ town/city _____ State of _____ and state that the proposed building has not been constructed in accordance with the sanctioned plan and has deviated from the provisions of Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026 namely:-

(i)

(ii)

2. The building owner is requested to rectify the above deviations or take the approval of the Energy Conservation & Sustainable Building Code Technical Grievance Redressal Committee within a period of one month.

3. Further action on your application for issue of Completion Certificate shall be taken after satisfactory compliance of the aforesaid non-compliance in the aforementioned para.

Yours faithfully,

Name of Certified Energy Auditor (Building)

Mobile number:

Email id:

Seal:

Date:

Copy to: The Commissioner, Authority having jurisdiction/Name of the City/Town/State

Form XI
[See rule 6(10)]

Intimation of completion

To

Date: ___/___/___

The Commissioner
Authority having jurisdiction
Name of the Town/State

Subject: Intimation of completion of the proposed building:

Sir/Madam,

I/We hereby give intimation of completion of the proposed building in the premises of Survey/Plot No._____ Block No._____ Town/City_____ State of _____ in accordance with the plans sanctioned vide your office communication No._____ dated _____.

A certificate of Compliance at completion stage issued by the Certified Energy Auditor (Building) in Form-IX dated _____ is enclosed herewith.

It is requested that an occupancy certificate occupy the aforesaid building may be granted.

Yours faithfully,

(Name of the owner)

Address

Email id

Tel. No./Mobile No.

Form XII
[See rule 6(12)]

Occupancy Certificate

To

Date: ____/____/____

Shri/Smt.(Name).....

(Owner of the building)

Address.....

Subject: Issuance of Occupancy Certificate

Sir/Madam,

With reference to your intimation of completion of the proposed 'Energy Conservation and Sustainable Building Code for Residential Buildings' compliant building vide letter no._____ dated_____, it is certified that the proposed building in the premises of Survey/Plot No._____ Block No.____ Street No._____ Town/City_____ State of _____ whose plans were sanctioned vide No._____ dated has been constructed in accordance with Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026.

It has been decided by the authority having jurisdiction in consultation with the State Designated Agency that the building is declared fit for occupancy. The energy performance of the Building shall be monitored and verified by the State Energy Conservation & Sustainable Building Code committee.

Yours faithfully,

Authority having jurisdiction

Copy to:

(1) To the Chief Executive, State Designated Agency/Name of State/Address_____

(2) Director (Buildings Programme), Bureau of Energy Efficiency, 4th Floor, Sewa Bhavan, R K Puram, New Delhi – 110 066

Form XIII
[See rule 6(12)(ii)]

[Submission of annual building performance report]

To

The Chief Executive,
State Designated Agency, Government of (State)

Sub: Submission of annual building performance report including Energy Saving for the Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026 compliant building.

Sir/Madam,

I, (Name), the Certified Energy Auditor (Building) having registration no. _____ hereby state that I have reviewed the energy consumption for year _____ of the proposed _____ (residential) building in the premises of Survey/Plot No._____ Block No._____ Town/City _____ State of _____ and the building performance report is enclosed.

I further certify that all reasonable professional skill, care and diligence have been taken to verify the energy consumption of the aforesaid building.

Copies of the electricity bills have been enclosed for your reference.

Yours faithfully,

Name of Certified Energy Auditor (Building)

Registration No.

Mobile number.

Email ID

Seal

Enclosure: Building performance report including as specified in the Annexure-1 of the Code.

Copy to: Director, Buildings Programme, Bureau of Energy Efficiency, 4th Floor, Sewa Bhavan, R K

Puram, New Delhi – 110 066

Form XIV
[See rule 11]

[Annual Report on Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026 compliant buildings for the year of 20 -- to 20 – to Energy Management Centre-Kerala]

Local Self Government Department-Kerala Energy Conservation and Sustainable Building Code Rules, 2026 Annual Report Year 20.....– 20.....				
		File Processing at Local Body level		
Sl. No.	Local Body Name	Number of Applications Received under the purview of Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026	Approved and permit granted	Rejected
1	Kerala State-wide			
2	Corporation			
3	Municipality			
4	Panchayat			

Yours faithfully,
 (Signature of building official) Authority having jurisdiction

Form XV
[See rule 12]

**[Annual Report on Kerala Energy Conservation and Sustainable Building Code
 (Residential Building) Rules, 2026 compliant buildings for the year of 20-- to 20 -- to Energy
 Management Centre-Kerala]**

The building permit authority (Local Self Government Department) shall submit Report on Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026 Compliant Building to Energy Management Centre -Kerala as per the following table:

Report on Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026 Compliant Building		
Building permit No	:	
Name, address and contact number of Building owner	:	
Building Address:	:	
Location (Corporation, Municipality, Panchayath & district)	:	
Type of building/Occupancy	:	
Date of approval/rejection	:	
Connected load	:	
Total Built Up Area (m ²)	:	
Conditioned Floor Area (m ²)- Optional	:	
Remarks	:	

Yours faithfully,

(Signature of building official) Authority having jurisdiction

Form XVI*[See rule 13]*

[Annual Report on Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026 compliant buildings for the year of 20-- to 20 – to Energy Management Centre-Kerala]

The Electrical Inspectorate shall submit report on Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026 compliant building to Energy Management Centre - Kerala as per the following table:

Report on Kerala Energy Conservation and Sustainable Building Code (Residential Building) Rules, 2026 Compliant Building		
Building permit No	:	
Consumer No	:	
Name, address and contact number of Building owner	:	
Building Address:	:	
Name of Electrical Section	:	
District	:	
Type of building/Occupancy	:	
Date of approval/rejection	:	
Connected load	:	
Contract Demand	:	
Total Built Up Area (m ²)	:	
Remarks	:	

Yours faithfully,

(Signature of building official) Authority having jurisdiction

Explanatory Note

(This does not form part of the notification, but is intended to indicate its general purport.)

The Energy Conservation Act, 2001 (Central Act 52 of 2001) empowers the Central Government under clause (p) of section 14 read with clause (a) of section 15 and sub-section (2) of section 56 to prescribe the Energy Conservation Building Code (ECBC) for efficient use of energy and its conservation in buildings.

The Energy Conservation (Amendment) Act, 2022 (No. 19 of 2022) expanded the scope of the Energy Conservation Act, 2001 by including residential buildings within the definition of “building” under section 2(c)(iii), and substituting the “Energy Conservation Building Code” with the “Energy Conservation and Sustainable Building Code” under section 2(j), thereby extending the framework to cover both commercial and residential buildings.

Pursuant to the provisions of the Energy Conservation Act, 2001, as amended by the Energy Conservation (Amendment) Act, 2022, the Bureau of Energy Efficiency, Ministry of Power, Government of India, has formulated the Eco-Niwas Samhita (ENS) 2024 – Energy Conservation and Sustainable Building Code (Residential Buildings), prescribing norms and standards for efficient use of energy in residential buildings.

The Government of Kerala, vide G.O. (P) No. 37/2003/PD dated 18th December 2003, has notified the Energy Management Centre-Kerala (EMC) as the State Designated Agency (SDA) to coordinate, regulate and enforce the provisions of the Energy Conservation Act, 2001 within the State. The State Designated Agency, after consultation with stakeholders and the Bureau of Energy Efficiency, has finalized the Kerala Energy Conservation and Sustainable Building Code (Residential Buildings) Rules, 2026, aimed at improving energy efficiency and sustainability in the residential building sector of the State by providing minimum requirements for energy-efficient design and construction of buildings.

The notification is intended to achieve the above purpose.