



Global Alliance for Buildings and Construction

Summary Report Virtual Workshop #10: Sustainable Building and Construction

“Launch: GlobalABC Regional Roadmap for Buildings and Construction in Africa”



Agenda:

GlobalABC Regional Roadmap for Buildings and Construction in Africa	
15:00	Welcome and Opening Remarks Martina Otto, GlobalABC Secretariat/ UNEP
15:10	Keynote address Cheikh Ould Bedda, Director of Infrastructure and Energy, African Union Commission
15:20	Key findings of Africa Roadmap Maxine Jordan, International Energy Agency (IEA)
15:45	Panel discussion Elizabeth Chege, Kenya Green Building Society Hastings Chikoko, C40 Cities Ilyas Essabai, Ministry of National Planning, Urban Planning, Housing, Morocco Sayouba Tiemtore, Yaam Solidarité (UEMOA)
16:15	Q&A
16:25	Closing remarks Mohamed Nbou, Special Advisor to the Secretary General of UCLG Africa Africa Climate Task Force

Link to the GlobalABC Regional Roadmap for Buildings and Construction in Africa:

https://globalabc.org/sites/default/files/inline-files/GlobalABC_Roadmap_for_Buildings_and_Construction_in_Africa_FINAL2.pdf



Key Takeaways:

- Floor area constructed globally is going to double by 2050, with the most construction yet to happen in Africa. This will also be accompanied by an increase in demand for cooling. While 136 countries have mentioned the building sector in their NDCs, very few have concrete policy measures to reduce emissions from this sector.
- In Africa, the challenges are compounded by **rapid urbanization, the need for sustainable urban planning, improving access to energy and affordable housing**. Thus, a roadmap for the region would have to tackle all of these and involve all the stakeholders in the building sector to formulate a comprehensive plan.
- The GABC Regional Roadmap for Buildings and Construction in Africa assessed the present situation and addresses the future growth of the building sector through targets and timelines on 8 axes : **urban planning, new buildings, existing buildings, building operations, appliances and systems, materials, resilience and clean energy**.
- The “new normal” post-COVID would ideally consist of **sustainable and resilient cities**, which are much more **people-centred**. Buildings should be adapted to be **more energy efficient**, and international **climate finance** could possibly be channelled into the building sector to finance the construction/renovation of energy efficient buildings.
- Cities and local governments in Africa stand to benefit greatly from joining global alliances and networks, and **sharing a common vision and targets**, and speaking a **common language** in terms of action to be taken.

Martina Otto, [Global Alliance for Buildings and Construction \(GABC\) Secretariat/ United Nations Environment Programme \(UNEP\)](#) :

- The objective of the GABC is to accelerate the pace and scale of action in the buildings sector, with a focus on **increasing ambition to harness the sector’s potential to meet the Paris goals, and enhance collaboration**. It is comprised of 140 members from governments, non-governmental organisations, and private actors.
- The GABC has both [Global roadmaps and regional roadmaps](#). The launch of the Africa roadmap aims:
 - to present **framework and process to drive decarbonisation of the sector**
 - to provide an aspirational set of **targets, timelines, and key actions with short, medium, and long-term horizons**.
- 3 key messages to contextualise the importance of these building roadmaps - progress that has been made especially in terms of building operations is outpaced by trends like increase in floor space and cooling demand, 136 parties have mentioned the building sector in NDCs but very few have specific policy measures. In 2019 almost two-thirds of the countries have building codes. 5 billion square meters were built in the last year without mandatory reporting requirements. The COVID crisis led to a slowdown in the sector, showing its vulnerabilities.

Cheikh Ould Bedda, Director of Infrastructure and Energy, [African Union Commission](#):

Post-Covid recovery in Africa will be based on the roadmap and infrastructure will be essential to ensure this. The Program Infrastructure Development for Africa (PIDA) of the African Union is a flagship program in infrastructure, and phase 2 is designed to be more inclusive and climate-friendly.

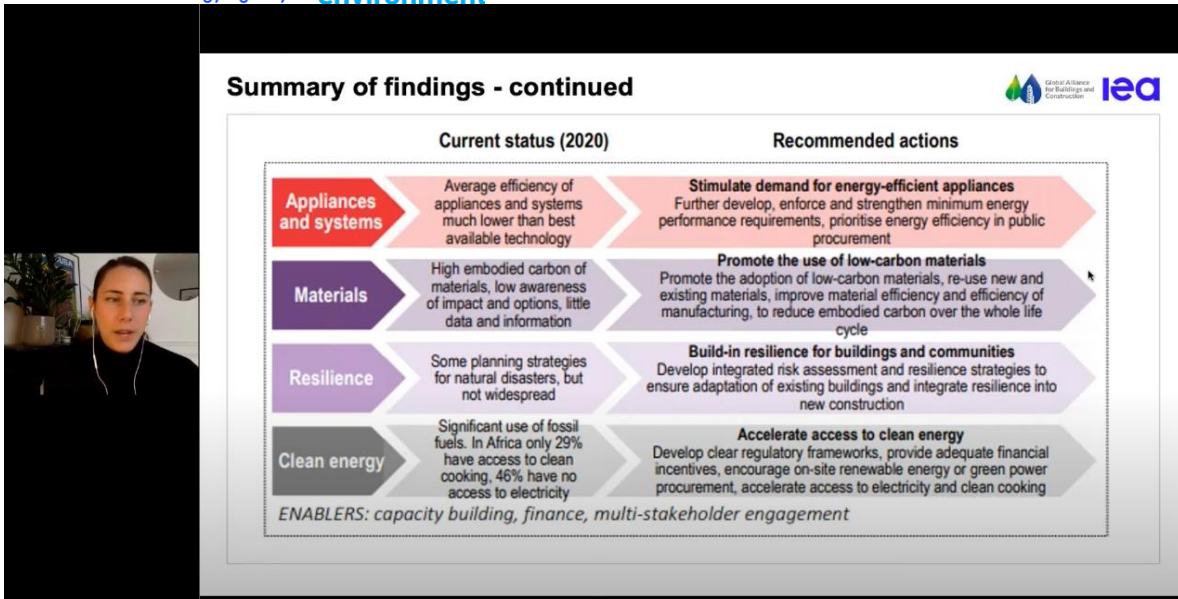


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Maxine Jordan, International Energy Agency (IEA):

Presentation of key findings of [GlobalABC Regional Roadmap for Building and Construction in Africa](#):

- Buildings are one of the single largest consumers of energy and source of emissions- they will be critical to decarbonisation.
 - In 2040, emissions will decrease by 50% with the Sustainable Development Scenario, while meeting access to clean energy for all. The electricity mix in 2040 would come from increasing shares of renewables including solar PV and wind.
 - Buildings are also vectoring to other benefits, including wellbeing, public health, climate resilience, equity in cities, resource efficiency, and others. This sector is also a huge employer, and has huge potential for economic stimulus, and presently, a green recovery.
 - In 2016, the GlobalABC established the roadmap. To make it apply to regions, inspiration was drawn from the global roadmap and regional data was collected (with surveys, enquiries, round tables in Nairobi etc. to meet with stakeholders and gather feedback). There was a need to identify the main stakeholders involved in the Building sector in Africa and understand the priorities to help make the roadmap replicable in other regions.
 - In the process of creating policies, the team saw a need for:
 - increased coordination across disciplines
 - different levels of government
 - baseline data.
 - For new buildings, floor area is expected to double by 2050, there is also going to be growth in per capita energy consumption, and growing demand for space cooling. There are only a few building codes, even fewer of them are mandatory. Barriers include perceived higher costs of efficient construction, and a high participation of the informal sector. Solutions include:
 - a strategy, increased popularisation of codes and labelling.
 - developing tools for efficient and passive design
 - increasing awareness and information.
- There are separate policy and technology timelines for new buildings, which need to evolve complementarily. The roadmap also sheds light on some local examples, to compare various approaches.
- Enablers include capacity building, finance, multi-stakeholder engagement.
 - There are four main chapters of the roadmap:
 - **Appliances and systems** where the focus is mainly on efficiency
 - **Materials** where focus is on the promoting the use of low-carbon materials, and access to information and data is key
 - **Resilience** mainly evokes where buildings need to adapt to the adverse effects of climate change, where infrastructure is lacking, and the need for resilience is mostly in buildings and communities? Resilience in terms of people's capacity to cope with the aftereffects of natural disasters
 - **Clean energy**: what would be needed to expand access to clean energy and how to decarbonise it.



The main themes that came out of these strategies were:

- Importance of developing national strategies and government leading by example
- Standards and codes gradually drive up performance
- Regulatory frameworks to facilitate integrated action
- Narratives and engagement to drive demand
- Capacity building
- Addressing data and ambition gaps

Next steps:

The team hopes that the process and these regional roadmaps will:

- Spark regional dialogue and collaboration
- Inspire concrete actions and national strategies for decarbonisation and economic recovery
- Highlight the need to fill information and ambition gaps

Panel Discussion:

Elizabeth Chege, Kenya Green Building Society:

The roadmap creates a common language across the region with the goal of net-zero buildings. The 8 pathways mentioned align with the Kenya Green Building Society's 2020-2022 strategy with 3 impact areas: climate action, health and wellbeing and resource circularity. Not all countries have mandatory building regulations. The private sector says, "we can't wait for codes to be written".

"80% of the buildings that will exist in 2050 around Africa are yet to be built. There is a responsibility towards the 1.3 billion more people that will be in Africa by then. We target for those people to be living in low-carbon resilient sustainable cities because as much as we know, cities do consume the most resources.[...] Urban planning, which is among the 8 pathways, gives the opportunity to replan cities."
Elizabeth Chege



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Hastings Chikoko, C40 Cities:

- Cities play a meaningful role in reducing overall GHG emissions. The roadmap, considering Africa the fastest urbanising region, confirms the need for Africa to raise ambition in emission reductions and in increasing resilience in cities.
- An excellent tool to guide cities in emission reduction drive for C40 cities at different stages of their emission reduction plans.
- High impact sectors identified by C40 cities are: buildings, energy, and of course transport which is linked to Urban planning. Seeing these emphasized helps to provide guidance for C40 cities.
- Guidance in cross-cutting sectors, in cities and beyond. The roadmap will be an excellent reference point for C40 cities to work with other stakeholders, coordinate, and harmonise approaches.
- As African cities expand, there is a need to “grow the cities better”. This roadmap provides concepts for how to get there.

Ilyas Essabai, Ministry of National Planning, Urban Planning, Housing, Morocco:

- Activities and challenges related to the decarbonisation of the urban planning and building sector in Morocco: 33.6% of Moroccan buildings account for energy consumption. The construction sector is a dynamic and growing market with the development of 7 new cities. $\frac{2}{3}$ of the building stock expected by 2030 is yet to be built in Morocco. Rapid urbanisation too. All this calls for the transformation to low carbon development pathways for efficient new buildings.
- Actions to promote low carbon buildings in Morocco were covered in the GlobalABC regional roadmap for Africa. The focus is mainly on new buildings and urban planning.
- The challenges: the multitude of stakeholders involved in planning and execution of energy efficiency in buildings, hence the need for coordinating a multi-sectoral approach. Another challenge is delivering affordable and quality housing for inhabitants. Finally, there is the difficulty in implementing regulations.
- The GlobalABC Regional Roadmap gives a clear idea of the processes required for the decarbonation of the building sector and allows policy makers to have an overview of the current carbon policies in the sector, as well as assessing achievements and progress.
- The roadmap provides answer to major questions such as:
 - *How can we reinforce or complete actions that are already implemented?*
 - *What needs to be planned for areas that are not already covered by regulatory or institutional frameworks?*
- Decarbonisation of the sector is only possible through a multi-sectoral approach and cooperation.

Sayouba Tiemtore, Yaam Solidarité (UEMOA) :

- The Roadmap will give the framework for building and housing.
- The issue and the challenges of most inhabitants is first and foremost “access to energy”. The approach helps to rethink as a group how to bring access to energy and how to use the energy and manage energy consumption in terms of group use.
- With the West African Union, one of the main challenges being tackled is the issue of affordable housing for communities. New buildings are currently being thought out in some places like Senegal (up to 40,000 new houses) keeping in mind the issue of energy.
- Over the past year, work has been done with African states to form a framework for building new affordable housing and work at energy level. High consumption of energy in certain areas, their work aims to better the overall energy system.



Questions to Panel:

*"What will be the "new normal" post-Covid for the private sector in the building sector?"
Martina Otto*

Elizabeth Chege, [Kenya Green Building Society](#):

- The Kenya National Energy Efficiency and Conservation Strategy from the Ministry of Energy, from 2020. Concise document that targets to reduce consumption in buildings and reflects issues from the African Roadmap. The targets are set for the next 5 years so the private sector can align quickly.
- The private sector was "business as usual" before Covid-19. There are now new messages that prevail such as :
 - building for people
 - natural ventilation - indoor and outdoor air quality
 - linking with energy users
 - waste to energy

*"What are the main challenges for enforcing building codes and regulations in cities?"
Martina Otto*

Hastings Chikoko, [C40 Cities](#):

- The main point is the capacity of the building sector and the capacity of the local officials. It is one thing to have regulations, it is another to enforce them.
- New workstream on clean construction in global C40, it is a challenge to get African cities on board. There is a need to strengthen capacity in Africa in this sector. Tools used to support the compliance process and knowledge of the detail is what C40 is attempted to share with African cities, to get them on board.
- Need to seek partnerships to close data gaps which leads to deeper understanding of the benefits of sustainable and resilient buildings.

"How could international climate finance opportunities help countries to implement climate actions in the building sector?" Martina Otto

Ilyas Essabai, [Ministry of National Planning, Urban Planning, Housing, Morocco](#):

- Implementing energy efficiency in buildings results in extra costs.
- International climate finance would help stimulate the energy efficiency market and overcome some of the barriers to the implementation of climate action in the building sector.

Mohamed Nbou, Special Advisor to the Secretary General of [UCLG Africa](#)

- Common language and understanding regarding all countries across Africa with the Regional roadmap. In the context of the sanitary crisis and the climate crisis, the roadmap gives guidance for raising ambition and the resilience of cities.
- The decentralisation process is a big problem in Africa that can stop the speed of attracting the private sector.

"I want to take this opportunity to call on local governments across Africa to join the Global Alliance." Mohammed Nbou