

Establishing a systemic framework for comprehensive energy and seismic building renovation in Slovenia

Policy Brief for Decision-Makers from the 1st Forum on Integrated Building Renovations, JSI, October 2025

Summary

Slovenia has a high share of seismically and energy-inefficient buildings. Approximately 83% of public buildings fall into seismic risk classes D–G, while most residential buildings do not meet minimum energy standards. Despite active calls for proposals and subsidies from the Eco Fund, and progress in the renovation of public buildings, renovations remain slow, partial, and sectorally fragmented. The forum confirmed a broad professional and institutional consensus:

“Comprehensive building renovation must become systemic and coordinated – energy efficiency and seismic safety are inseparable components of the same policy.”

Key forum findings

System fragmentation

Energy renovation and seismic strengthening operate under separate legal, financial, and administrative frameworks, causing fragmentation and bureaucratic obstacles.

Lack of stable financing

There is currently no stable source of non-repayable funding for seismic strengthening, neither from the EU nor from the national budget, even though the needs are estimated at over €5 billion.

Absence of a central authority and database

Data on seismic resilience are scattered. Experts emphasize the need for a central database and a building passport for a comprehensive assessment of a building's condition.

Insufficient renovations scope

Only about 4% of the residential stock has undergone comprehensive renovation, highlighting a significant gap between the current situation and the targets of NECP and EPBD.

Good practice examples from abroad

Croatia: Mandatory comprehensive renovation after the 2020 earthquake; financed through a combination of EUSF + RRF + national budget.

Italy: “Superbonus 110%” as a liquidity mechanism using tax credits for energy and seismic renovation (495,000 projects, €117 billion).

Policy recommendations

A Establish a centralized management system

A single authority (within an existing ministry) to coordinate energy and seismic renovations and link funding mechanisms.

C Integrate financial instruments

Combine grants, loans, and tax incentives following the examples of Italy and Croatia.

Use cohesion, climate, and national funds within a multi-year programming framework.

E Mandate integration of energy and seismic criteria in funding calls

Subsidies and loans should be conditional on a basic structural assessment or strengthening.

B Introduce a digital building log and building passport

A central, publicly accessible database to target priority buildings and monitor progress.

D Regulate the legal framework

Amend GZ-1, SZ-1, and regulations on reconstruction and maintenance (to prevent unqualified interventions).

Reduce the consent requirements from condominium owners for seismic interventions.

F Strengthen technical and advisory infrastructure

Establish technical offices based on the EPBD “one-stop-shop” model; train ENSVET advisors.

Expected impacts

Combined savings:

15–25% lower implementation costs for simultaneous energy and seismic renovation.



Social impacts:

Reduction of energy poverty, increased resilience of public buildings, growth in green jobs.



Enhanced safety:

Gradual reduction of seismically vulnerable buildings (D–G) by 50% by 2050.



More efficient use of EU funds:

Higher use of RRF, cohesion, and climate funds.



Conclusion

The forum demonstrated that professional, political, and financial support for comprehensive building renovation is broad. Slovenia needs a centralized, transparent, and stable system that integrates energy efficiency, seismic safety, and social equity into a single framework.

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