

## These professionals did it, when will you?



Target group:  
**Energy  
Consultants**

## In full View

Frankfurt, Hesse, GERMANY

Year of  
construction:  
**1996**

Number  
of units:  
**6**

Current status:  
**as of time of interview ongoing**

## Project Summary

The windows installed in 1995 let in air through various openings and were distorted. The wooden frames especially on the outside had started flaking off. Faced with this situation, the co-owners commissioned a glazier who recommend bringing an energy consultant on board. The consultant suggested modernizing the entire units by installing triple-glazed windows in a composite frame. Despite the expected improvements concerning energy efficiency and quality of life, the co-owners went through bouts of talks before approving the proposal.

## Main Successes

The benefits of replacing the windows was not immediately completely clear to all co-owners. Each member scrupulously probed the proposal before agreeing. The energy consultant's expertise was needed to clearly and comprehensively exemplify the situation to all the different co-owners.

## Facts and Figures

- + Total cost for removal of old and installation of new windows: approx. 20.000 Euros
- + Energy expenditure reduced by approx. 15.000 kWh per year
- + Heating cost reduced by approx. 600 Euros per year
- + 20% contributed by KfW-investment grant 430
- + Outward appearance of building improved
- + Stable temperatures in all units to be expected



## Advice to Others

- + The project was drawn out due to strong diverging opinions among the co-owners. Mainly due to the consistent efforts of the energy consultant to accentuate the benefits of the window replacement, dis-spell uncertainties and prejudices as well as promote sound financing made the project happen.

## Technique and Methods

- + **Technique used:** The triple-glazed windows were installed in the building's cavity walls and the shutter housing was insulated with rigid foam.
- + **Challenges:** The necessity of the project was called into question on multiple occasions. Also, there were concerns about mold. It took a very long time to convince every co-owner of the project's purpose and have them approve the energy retrofit.
- + **Alternative methods:** An alternative to the chosen method was double glazing. It didn't make the cut as in this case it didn't qualify for the support by the KfW Initiative 430, which would have made it more expensive than the triple-glazing with a 20% grant.
- + **Positive ancillary effects:** The new windows have lifted the outward appearance of the building and have stabilized the internal temperatures.



## Milestones



## Any questions?



**Research and Editing: Ralph Peat**  
Email: [rfl.peat@posteo.com](mailto:rfl.peat@posteo.com)

**Administrative Office:**  
Stadt Frankfurt am Main Energiereferat  
Adam-Riese-Str. 25, 60327 Frankfurt  
Email: [SanierungsWEGweiser@stadt-frankfurt.de](mailto:SanierungsWEGweiser@stadt-frankfurt.de)

## Information



**Department of Energy website:**  
<https://frankfurt.de/themen/klima-und-energie/klimaschutz/angebot-energiereferat>

**Department of Energy project page:** [www.sanierungsWEGweiser.info](http://www.sanierungsWEGweiser.info)

**Building service provider index (WEG-Bereiter-Liste):**  
<https://www.sanierungswegweiser.info/weg-bereiter-liste-0>

### **You too are facing the challenge of the energy retrofitting of privately-owned condominiums in your city?**

The ACE-Retrofitting project aims to develop a governance model facilitated by cities linking owners and building professionals to accelerate condominium energy retrofitting. The French CoachCopro tool will be upgraded and adapted to other countries.

The consortium is composed of Agence Parisienne du Climat (France), Maastricht University (the Netherlands), Energy House Antwerp (Belgium), the City of Liège (Belgium), Aberdeen City Council (UK), Frankfurt Energy Agency (Germany), the City of Maastricht (the Netherlands), Changeworks (UK) and Energy Cities (coordinator). Study visits are organised in the partner cities of the consortium.

**[www.nweurope.eu/ace-retrofitting](http://www.nweurope.eu/ace-retrofitting)**



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