

These co-owners did it, when will you?



Target group:
Co-owners

Wrapped from Head to Toe

Offenbach, Hesse, GERMANY

Year of construction: 1979	Number of units: 9	Size: 675m²	Current status: completed
--------------------------------------	------------------------------	----------------------------------	-------------------------------------

Project Summary

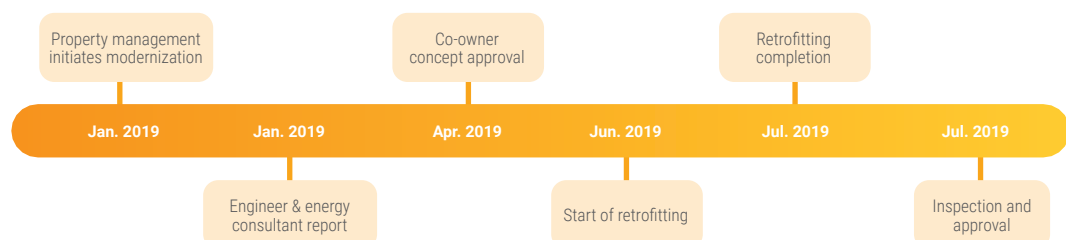
As part of its duties, property management evaluated the necessity for modernization of the building and commissioned an in-house engineer and energy consultant. They calculated an energy consumption rate of 168 kWh per m² per year, resulting in a total consumption of approx. 113.500 kWh per year. In order to reduce energy consumption, insulating the roof and cellar as well as replacing the roof tiles was recommended. Due to the in-house option, property management was able to present a concept to the co-owners rapidly, which they approved with an addendum: Only damaged roof tiles were replaced in order to save costs. The project was financed by the co-owners in conjunction with a KfW investment grant.

Facts and Figures

- + Total cost for roof repair and roof and cellar insulation: approx. 56.000 Euros
- + Reduction of energy expenditure from approx. 113.500 kWh to 87.000kWh per year
- + KfW-investment grant 430
- + Quality of living improvement
- + Reduction of utility costs



Milestones



Retrofitting Focus

- + The focus of the energy retrofit was to minimize the building's energy consumption via the roof and cellar. The cellar insulation was installed cellar-side as opposed to ground-floor-side to reduce the discomfort for the tenants. The roof was fitted with insulation and a vapour barrier between the rafters, making the procedure comparatively cheap since cost for scaffolding and roof tile removal could be avoided. These measures reduced the building's energy expenditure by approx 25%.

Financing

- + The project was financed via the condominium's maintenance fund as well as by a 10% grant from the Credit Institute of Reconstruction (KfW) Initiative 430.

Main Successes

- + Even comparatively simple energy retrofit measures such as insulation and a vapour barrier between the rafters and on the cellar ceiling have a significantly positive impact on the overall energy balance of the building.
- + An added bonus is that the measures have little to no impact on the daily lives of the tenants. The in-house specialists made coordination between property management and the co-owners very quick and efficient. As a result the project could be completed swiftly.

Advice to others

- + Probing the building's structure for modernization potential regularly opens up possibilities of energy retrofitting which have a positive impact on the energy balance and ultimately saves money.



Any questions?



Research and Editing: Ralph Peat
Email: rfl.peat@posteo.com

Administrative Office:
Stadt Frankfurt am Main Energiereferat
Adam-Riese-Str. 25, 60327 Frankfurt
Email: 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

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



*Disclaimer: The picture does not depict the described project and is a license-free stock photograph from *Adobe Stock.
*Disclaimer: The picture does not depict the described project and is a license-free stock photograph from **Pexels
*Disclaimer: The picture does not depict the described project and is a license-free stock photograph from ***Unsplash