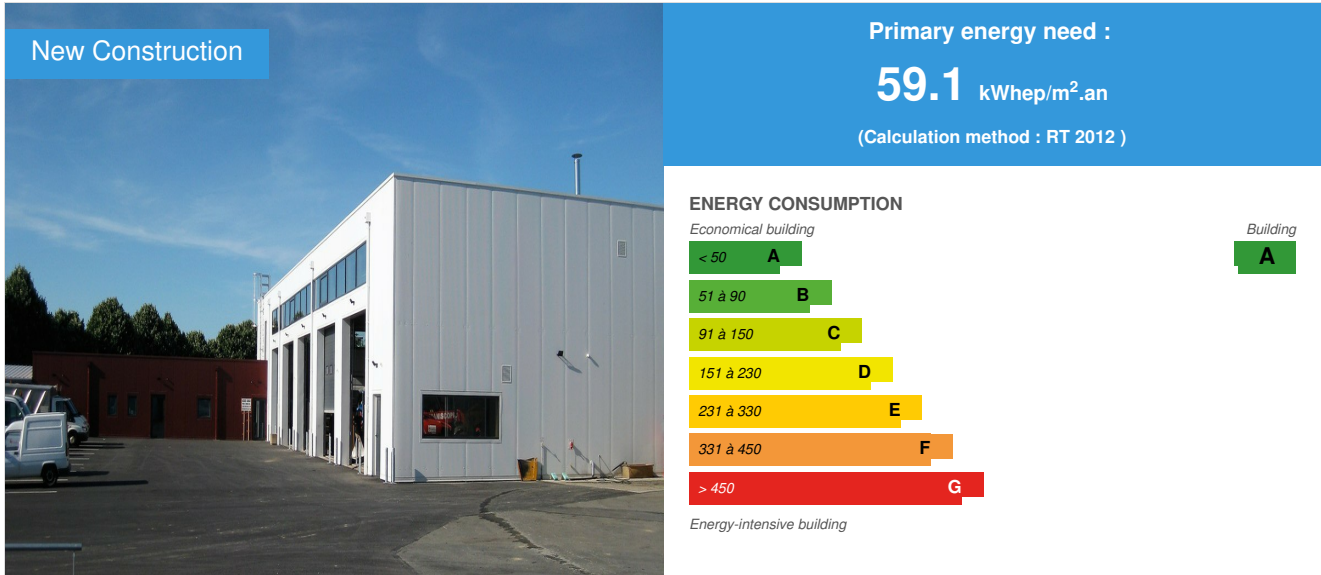


## Municipal Technical Center - La Roche Sur Yon

by Tugdual ALLAIN / 2018-04-17 11:29:05 / France / 7925 / FR



**Building Type** : Factories  
**Construction Year** : 2014  
**Delivery year** : 2015  
**Address 1 - street** : 85000 LA ROCHE SUR YON, France  
**Climate zone** : [Cfc] Marine Cool Winter & summer- Mild with no dry season.

**Net Floor Area** : 1 270 m<sup>2</sup>  
**Construction/refurbishment cost** : 823 819 €  
**Number of Installed Kw** : 12 Installed Kw  
**Cost/m2** : 648.68 €/m<sup>2</sup>

**Certifications :**



### General information

On this project, **the initial objective of the contracting authority was the partial demolition of municipal technical center and the creation of a new building with a standard thermal performance level** (RT2012 for the office and workshop area at 12 ° C therefore outside the box RT). The project manager convinced the client to build the building according to the Passivhaus standard, assuring him that the initial budget would be retained. **In the end, the building was built for less than the budget: the initial budget was € 1,700,000 excluding tax for a total construction cost of € 1,471,400 excluding tax.** To achieve this level of performance at low cost, the passive concept was applied to this industrial building using simple and prefabricated industrial construction processes, coupled with a simplification of technical systems. The building envelope is made of **metal frame with walls made of polyurethane sandwich panels, usually used in the development of negative cold rooms** . The concrete floor of the locker room is also insulated with polyurethane while for the workshop, it has been favored a vertical peripheral insulation of a height of 1.2m. The roof in steel tank is insulated uniformly on the 2 areas with placement of rockwool and polyurethane (U = 0.106W / m<sup>2</sup>.K). Finally, this powerful thermal envelope is completed by the establishment of **triple joinery glazing on the cloakroom AND on**

**the workshop** (MINCO chassis for locker rooms and STABALUX for the workshop) as well as insulating and waterproof sectional doors (DPU from Hormann: Up = 0.44W / m<sup>2</sup>.K) With these constructive methods set a rigorous implementation, **the airtightness reached at the end of construction is 0.44 volume per hour on 50 Pascal**. To ensure air renewal, **a single Passivhaus-certified Helios double flow control unit** is used. **The building thus designed has a heating requirement of 8kWh / m<sup>2</sup>.an** (12 kWh / m<sup>2</sup> for the locker rooms and 7 kWh / m<sup>2</sup> for the workshop) with an average temperature of 20 ° C in the changing rooms and 17 ° C in the workshop.

For heating, given the very low requirements and in order to reduce the overall cost, the transmitters are simple electrical panels in the locker rooms and electric radiant cassettes for the workshop. The production of domestic hot water of the workshop is also electric, with the installation of small balloons near the points of drawing. The sanitary hot water of the locker rooms is produced by a solar thermal system from Viessmann with installation of vacuum panels installed on the plane of the sunscreens of the South facade. This passive building is in the process of being certified. It guarantees users exceptional comfort compared to the level initially planned.

## Sustainable development approach of the project owner

The choice of passive construction is part of the energy saving approach of the city

## Architectural description

The building is industrial type meeting the needs of functionality and economy.

## Stakeholders

### Contractor

**Name** : City of Roche sur Yon

**Contact** : M. Damien BULTEAU - bulteaud@ville-larochesuryon.fr - 02.51.47.47.52

<http://www.larochesuryon.fr/>

### Construction Manager

**Name** : KASO Architecte

**Contact** : M. Bruno MARTIN - bruno.martin@kaso-archi.fr

<http://www.kaso-archi.fr/>

### Stakeholders

**Function** : Thermal consultancy agency

Equipe Ingénierie

M. Tugdual ALLAIN - t.allain@equipe-ing.fr - 02.41.55.35.21

<http://www.equipe-ingenierie.fr/>

Thermal design office, structure, construction economics and OPC + prime contractor

**Function** : Other consultancy agency

SETHEL

M Jean Marc LE CANN - contact@sethel.fr

Fluid studies office

### Contracting method

Separate batches

### Type of market

Global performance contract

## Energy

### Energy consumption

**Primary energy need** : 59,10 kWh/m<sup>2</sup>.an

**Primary energy need for standard building** : 132,10 kWh/m<sup>2</sup>.an

Calculation method : RT 2012

CEEB : 0.0001

Breakdown for energy consumption : According to PHPP calculation Heating = 9.6kWh / m<sup>2</sup>.year ECS = 11.8 kWh / m<sup>2</sup>.year Lighting = 19.0kWh / m<sup>2</sup>.year Ventilation = 1.1kWh / m<sup>2</sup>.year Other uses = 0.9kWh / m<sup>2</sup>.year

## Real final energy consumption

Final Energy : 42,40 kWh/m<sup>2</sup>.an

Real final energy consumption/m<sup>2</sup> : 18,00 kWh/m<sup>2</sup>.an

Real final energy consumption/functional unit : 1 460,00 kWh/m<sup>2</sup>.an

Year of the real energy consumption : 2 016

## Envelope performance

Envelope U-Value : 0,18 W.m<sup>-2</sup>.K<sup>-1</sup>

More information :

Internal metal structure wrapped by walls of polyurethane sandwich panels usually used for the walls of negative cold rooms.

For locker rooms, the walls are 150mm Kingspan polyurethane panels with a complement of 140mm inner glass wool for performance U = 0.11W / m<sup>2</sup>.K

For the workshop, the walls are in Kingspan KS 1180 AB sandwich panels of 220mm for a performance U = 0.11W / m<sup>2</sup>.K

The slab of the locker room is insulated on the underside by 120mm of polyurethane (U = 0.182W / m<sup>2</sup>.K)

The slab of the workshops is not insulated on the underside. Vertical peripheral insulation of 120mm is implemented over a height of 1.2m.

The roof is made of polyurethane insulated steel tank and rock wool for a performance U = 0.10W / m<sup>2</sup>.K

The thermal envelope is completed by the implementation of wood-aluminum triple-glazed joinery for cloakrooms and aluminum for the workshop (Uw implementation = 1.05W / m<sup>2</sup>.K)

Sectional doors are also very efficient, Hormann type DPU (U = 0.44W / m<sup>2</sup>.K)

Building Compactness Coefficient : 0,48

Indicator : n50

Air Tightness Value : 0,44

## More information

The monitoring of actual consumption in 2016 and 2017 shows that the final energy consumption of the building is 18kWh / m<sup>2</sup>.year against 42kWh / m<sup>2</sup>. year in the PHPP calculation. It is explained by: - the low use of heating in the workshops (0.9kWh / m<sup>2</sup>.year against 8.8kWh / m<sup>2</sup>.year estimated in the calculation) - the less important use of the lighting of the building (9.1kWh / m<sup>2</sup>.year against 19.0kWh / m<sup>2</sup>.year in the calculation PHPP For ventilation and heating cloakrooms, consumption is very similar to PHPP calculation

## Renewables & systems

### Systems

Heating system :

- Electric radiator

Hot water system :

- Solar Thermal

Cooling system :

- No cooling system

Ventilation system :

- Nocturnal ventilation
- Single flow
- Double flow heat exchanger

Renewable systems :

- Solar Thermal

Renewable energy production : 10,00 %

Other information on HVAC :

Helios KWL EC 1400 Double Flow System certified by PHI (82%) for changing rooms

Workshop ventilation linked to the process: 2 exhaust extractors and an extractor linked to the welding workshop with compensation but with a maximum operation of 2h / j

Solutions enhancing nature free gains :

Ventilation naturelle estivale des ateliers et des vestiaires pour éviter de rafraichir

## Environment

### Urban environment

Land plot area : 36 292,00 m<sup>2</sup>

Built-up area : 25,00 %

The project is part of an industrial site gathering all the technical activities of the city of rock on yon.

## Products

### Product

Metal sandwich panel Ks 1180 AB

Kingspan

<https://www.kingspan.com/fr/fr-fr/contact>

<https://www.kingspan.com/fr/fr-fr>

Product category : Structural work / Passive system

Metal sandwich panel with 220mm filling of polyurethane



## Costs

### Construction and exploitation costs

Cost of studies : 134 500 €

Total cost of the building : 1 471 400 €

## Health and comfort

### Water management

Consumption from water network : 38,00 m<sup>3</sup>

Consumption of harvested rainwater : 1 488,00 m<sup>3</sup>

Water Self Sufficiency Index : 0.98

Water Consumption/m<sup>2</sup> : 0.03

Water Consumption/Installed Kw : 3.17

Data from water meter readings.

Recovery of rainwater roofing in tarpaulins (3x50m<sup>3</sup>) for the supply of sanitary facilities, the vehicle washing station and the maintenance of outdoor spaces

## Carbon

### GHG emissions

GHG in use : 94,38 KgCO<sub>2</sub>/m<sup>2</sup>/an

Methodology used :

Calculation following label E + C- (software pléaide)

GHG before use : 848,54 KgCO<sub>2</sub>/m<sup>2</sup>

Building lifetime : 50,00 année(s)

GHG in use years : 8.99

GHG Cradle to Grave : 47 000,00 KgCO<sub>2</sub>/m<sup>2</sup>

Perimeter on the building only. Calculation method of the E + C label

[Resultat E3 C2](#)

## Life Cycle Analysis

### Eco-design material :

No ecomaterial for a project whose objective was the low cost of construction with the best energy performance (Passivhaus).

The use of prefabricated industrial materials is consistent with the function of the site.

## Contest

### Reasons for participating in the competition(s)

- **Energie** = Le bâtiment est conforme au standard Passivhaus avec des besoins de chauffage de 8kWh/m<sup>2</sup>.an et des consommations totales en énergie primaire de 92 kWhEP/m<sup>2</sup>.an, le tout avec un prix de construction de 800€/m<sup>2</sup> (hors process), inférieur au budget initial du client qui souhaitait un bâtiment conforme au standard réglementaire français. Le coût global du projet est réellement optimisé et les charges d'exploitations-maintenance sont très faibles compte tenu de la simplification de systèmes.
- **Confort** = Par rapport à la demande initial d'un bâtiment standard, le gain de confort est très important car il n'existe pas d'obligation thermique d'isoler un bâtiment industriel simplement maintenu à 12°C. Avec la conception passive, l'ensemble des parois sont isolées pour garantir une performance U.

### Building candidate in the category



Energie & Climats Tempérés



Coup de Cœur des Internautes



Prix des Etudiants



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