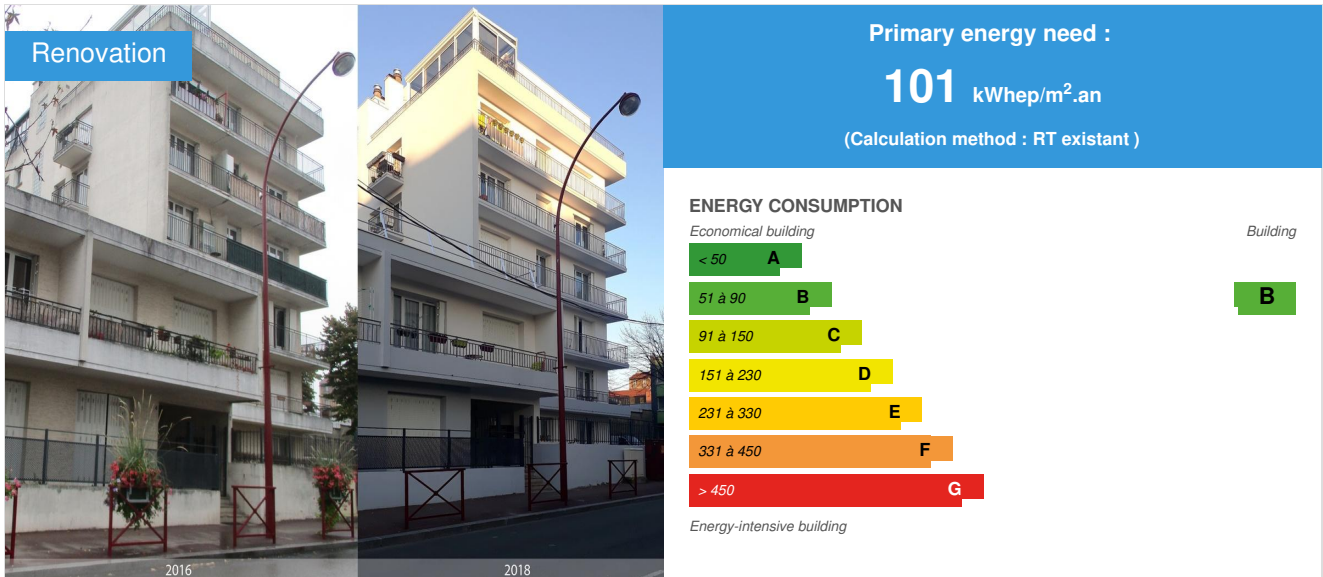


Condominium Lamartine / Stalingrad

by [Thomas Jorand](#) / 2019-02-11 14:56:58 / France / 5142 / FR



Building Type : Collective housing < 50m
Construction Year : 1974
Delivery year : 2018
Address 1 - street : 93310 PRE-SAINT-GERVAIS, France
Climate zone : [Cfb] Marine Mild Winter, warm summer, no dry season.

Net Floor Area : 2 145 m²
Construction/refurbishment cost : 553 000 €
Cost/m2 : 257.81 €/m²

General information

The condominium, located in Pré-Saint-Gervais, has embarked on a renovation of its heritage in 2015-2016 by conducting an energy and architectural audit. This global audit, carried out by the companies, PAZIAUD, Project Manager, and ENERGIEPULSE, specialist in financing, highlighted the potential of energy rehabilitation of buildings and their architectural revalorization, while respecting the financial capacities of the co-owners.

The co-ownership continues with the grouping in the design phase which develops an ambitious project of thermal improvement of the building: the technical choices were directed towards the strong reduction of the needs for heating by a complete heat treatment of the envelope of the buildings (facades, joinery, roofing, floors) before considering an improvement of the source of energy production by the installation of a gas condensing boiler. The quality of indoor air has not been forgotten with the implementation of moisture-sensitive mechanical ventilation in the homes.

The energy renovation allows to reach a level of performance "Building Low Consumption" with an energetic gain of more than 50%.

The renovation process was carried out thanks to a strong involvement of the co-ownership, in particular the union council, which carried this project for years. Numerous work meetings and educational presentations made it possible to obtain the co-owners' adhesion, in particular for the collective replacement of all joineries, ie an average share of € 17,000 including tax.

The situation of the co-ownership and the project allow it to be part of collective incentives incentive schemes: Sustainable Copro (IDF Region) and Living Better Joint Ownership (ANAH). The works were voted by the co-owners in November 2017 and were completed in December 2018.

Sustainable development approach of the project owner

The objective of the Project Management is to maintain its existing heritage and improve the comfort of occupants while reducing energy consumption. The initial constraints of heritage maintenance (renovation of facades, waterproofing of roofs) gradually evolved into an energy renovation project with a technical, architectural and financial approach.

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Architectural description

The residence includes 2 adjoining buildings built in 1974 for use as a collective dwelling:

- Stalingrad building: 29-31 Stalingrad street: 1 street access, 1 stairwell, 7 levels, 25 apartments
- Lamartine building: 2 rue Lamartine, 1 street access, 1 stairwell, 2 levels, 8 apartments.

The residence is built in Pré-Saint-Gervais in a very heterogeneous environment composed of suburban areas, small collectives and larger complexes. The renovation works with thermal insulation from the outside allow a sober architectural revaluation, by the choice of a set of shades with two colors: light gray and white with several reminders at the singular points of the facades (railings, bibs in light gray, louvers in white).

See more details about this project

Stakeholders



Contractor

Name : Syndic Copropriété Lamartine/Stalingrad

Contact : Elisabeth BERROU

Construction Manager

Name : PAZIAUD

Contact : Alice PFEIFFER - contact (at) paziaud.fr

<https://nepse.fr/agences/paziaud-sa/>

Stakeholders

Function : Assistance to the Contracting Authority

ENERGIE PULSE

Fatima-Zohra MEKREBI - merkrebi (at) energie-pulse.fr

<http://www.energie-pulse.fr/>

Financial engineering

Function : Company

Primiso (Lot 1 : mandataire groupement Primiso-Metin-AEF)

Amor ZROUGA

Façades / Second Work / Locksmithing / Ventilation

Function : Company

Metin (Lot 1 : membre groupement Primiso-Metin-AEF)

Ozcan YILDIRIM

roofing

Function : Company

AEF (Lot 1 : membre groupement Primiso-Metin-AEF)

Dominique MONIN

<https://www.aef-fenêtres.com/>

Carpentry

Function : Company

Controlfix (Lot 2)

Philippe BOURDIN

<http://www.controlfix.net/>

Heating

Function : Assistance to the Contracting Authority

Syndic : ATM & GAILLARD

Thierry MESGUICH

<http://www.atmgaillard.com/>

Contracting method

Separate batches

Type of market

Global performance contract

Energy

Energy consumption

Primary energy need : 101,00 kWhep/m².an

Primary energy need for standard building : 170,00 kWhep/m².an

Calculation method : RT existant

CEEB : 0.0001

Initial consumption : 229,00 kWhep/m².an

Renewables & systems

Systems

Heating system :

- Condensing gas boiler

Hot water system :

- Condensing gas boiler

Cooling system :

- No cooling system

Ventilation system :

- humidity sensitive Air Handling Unit (hygro A)

Renewable systems :

- No renewable energy systems

Environment

Urban environment

Existing building located in a zone of mixed density: small collective, large group and suburban area

Products

Product

HYGROVENT

VTI

Patrick FRAISSE - patrickfraisse (at) vti-france.com

<http://www.vti.fr>

Product category : HVAC, électricité / ventilation, cooling

Hybrid natural ventilation

Product suitable for improving ventilation in an existing building



Costs

Health and comfort

Indoor Air quality

The indoor air quality was treated by the implementation of humidity-sensitive mechanical ventilation by sweeping (dry rooms to damp rooms). A low pressure solution was implemented on a building, a hybrid natural solution was put on the second building.

Carbon

GHG emissions

GHG in use : 21,00 KgCO₂/m²/an

Methodology used :

RT-Existent

Contest

Reasons for participating in the competition(s)

La copropriété Lamartine/Stalingrad s'est engagée sur un bouquet de travaux de rénovation regroupant pas moins de six actions différentes d'amélioration énergétique !

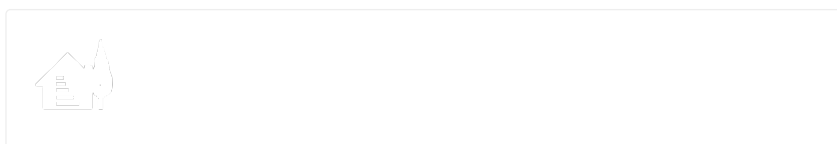
Dans le respect de la démarche NegaWatt, les choix techniques se sont orientés vers la forte diminution des besoins de chauffage par un traitement thermique complet de l'enveloppe des bâtiment (façades, menuiseries, toiture et plancher) avant d'envisager une amélioration de la source de production d'énergie par la mise en place d'une chaudière gaz à condensation. La qualité de l'air intérieur fut également au centre des préoccupations avec la mise en oeuvre d'une ventilation mécanique hygroréglable dans les logements.

La rénovation énergétique permet ainsi d'atteindre un niveau de performance "Bâtiment Basse Consommation" avec un gain énergétique de plus de 50%.

La démarche de rénovation ambitieuse n'a pu se faire qu'avec une forte implication de la copropriété, en particulier du conseil syndical qui a porté ce projet pendant de nombreuses années. De nombreuses réunions de travail et présentations pédagogiques ont permis d'obtenir l'adhésion des copropriétaires, en particulier le remplacement collectif de l'ensemble des menuiseries.

Les aides apportées par les pouvoirs publics ont été décisives avec un taux d'aides collectives atteignant 50% du budget de l'opération.

Building candidate in the category





Energie & Climats Tempérés



Prix du public



Prix des Etudiants



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