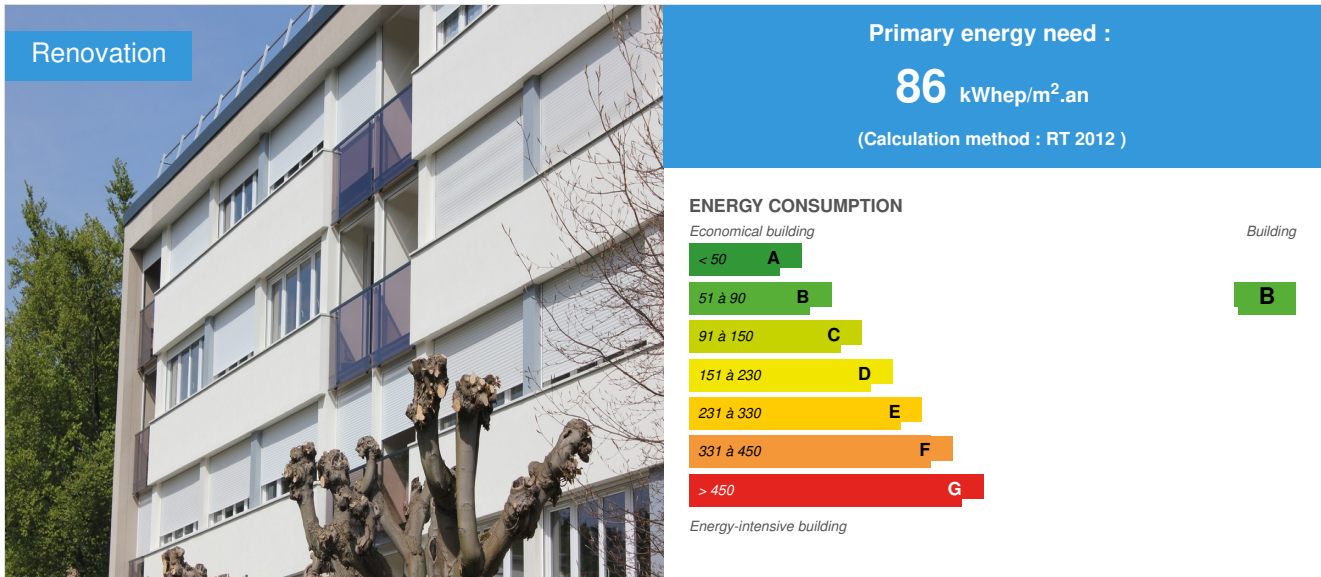


Condominium of "Ru de Buzot" Schnapper

by Audrey SAFFIOTI / 2022-07-22 00:00:00 / France / 938 / FR



Building Type : Collective housing < 50m
Construction Year : 1963
Delivery year : 2018
Address 1 - street : 34 rue Schnapper 78100 SAINT-GERMAIN-EN-LAYE, France
Climate zone : [Cfb] Marine Mild Winter, warm summer, no dry season.

Net Floor Area : 9 138 m²
Construction/refurbishment cost : 2 360 000 €
Cost/m2 : 258.26 €/m²

General information

The Ru de Buzot residence is located in Saint-Germain-en-Laye. Composed of 3 buildings, not exceeding 4 levels on the ground floor, these small buildings are scattered among an island of greenery.

The Syndical Council chose the REANOVA company which was commissioned to carry out:

- **An energy audit** in 2015 including proposals for different work scenarios;
- **A design mission** with financial support;
- **The vote on the work at the General Assembly** on November 8, 2016 for a period of 24 months; 2018: delivery of works

Following the completion of the audit, the condominium therefore embarked on a complete renovation program including:

- the replacement of the original private joinery and rolling shutters;
- installation of thermostatic valves;
- insulation of lower floors;
- insulation of roofs and repair of waterproofing;
- the installation of a low pressure VMC;
- the thermal insulation of facades from the outside;
- the replacement of collective joinery (hall doors + fire door in the basement).

Photo credit

Reanova

Stakeholders

Contractor

Name : LAUCODAL

Construction Manager

Name : Reanova

Contact : E. de Rugy - contact[at]reanova.fr

<https://www.reanova.fr/>

Stakeholders

Function : Company

SISAP

Lots of facades

Function : Company

GROSFILLEX

Carpentry and concealment lot

Function : Company

ETANDEX

Roofing lot

Function : Company

EUROPTHERM

Lot ventilation

Function : Company

DESCHAMPS

Heating package

Contracting method

Separate batches

Type of market

Global performance contract

Energy

Energy consumption

Primary energy need : 86,00 kWhep/m².an

Calculation method : RT 2012

Initial consumption : 216,00 kWhep/m².an

Envelope performance

Envelope U-Value : 0,92 W.m⁻².K⁻¹

More information :

Initial medicine: 2.35

Renewables & systems

Systems

Heating system :

- Gas boiler

Hot water system :

- Gas boiler

Cooling system :

- No cooling system

Ventilation system :

- Natural ventilation

Products

Product

Product category : HVAC, électricité / ventilation, cooling

Costs

Construction and exploitation costs

Cost of studies : 135 000 €

Total cost of the building : 2 370 000 €

Subsidies : 811 700 €

Additional information on costs :

LOT 1: Treatment of facades: €1,235,570 including tax

Rolling shutters for loggias and balconies: €157,600 including tax

LOT 2: Replacement of the original private joinery (85% replacement) and insulation of roller shutter boxes, replacement of roller shutters with manual aluminum roller shutters: €470,900 including tax

LOT 3: insulation of roofs and repair of waterproofing + creation of parapet + creation of smoke extraction: €239,140 including tax

LOT 4: Breakdown: €166,894 including tax

LOT 5: Installation of thermostatic valves + installation of a variable flow pump in the boiler room + sludge removal + balancing hydraulic: €94,800 including tax

Collective aids:

EEC: €43,336

MOE region grant: €74,000

AMI sustainable co-ownership: €200,000

CITE: €187,617

ANAH: €306,800

Carbon

GHG emissions

GHG in use : 20,00 KgCO₂/m²/an

GHG before use : 57,00 KgCO₂ /m²


, ie xx in use years : 2.85

Reasons for participating in the competition(s)

La résidence du Ru de Buzot est un **exemple de rénovation globale exemplaire**.

En effet, suite à une étude technique approfondie, l'ensemble des copropriétaires ont pu voter un programme de travaux complet permettant de palier des déperditions thermiques importantes. Cette rénovation a permis d'atteindre un **gain énergétique important** et une **valorisation architecturale**, tout en respectant les délais et les budgets annoncés.

Building candidate in the category



Prix du public

