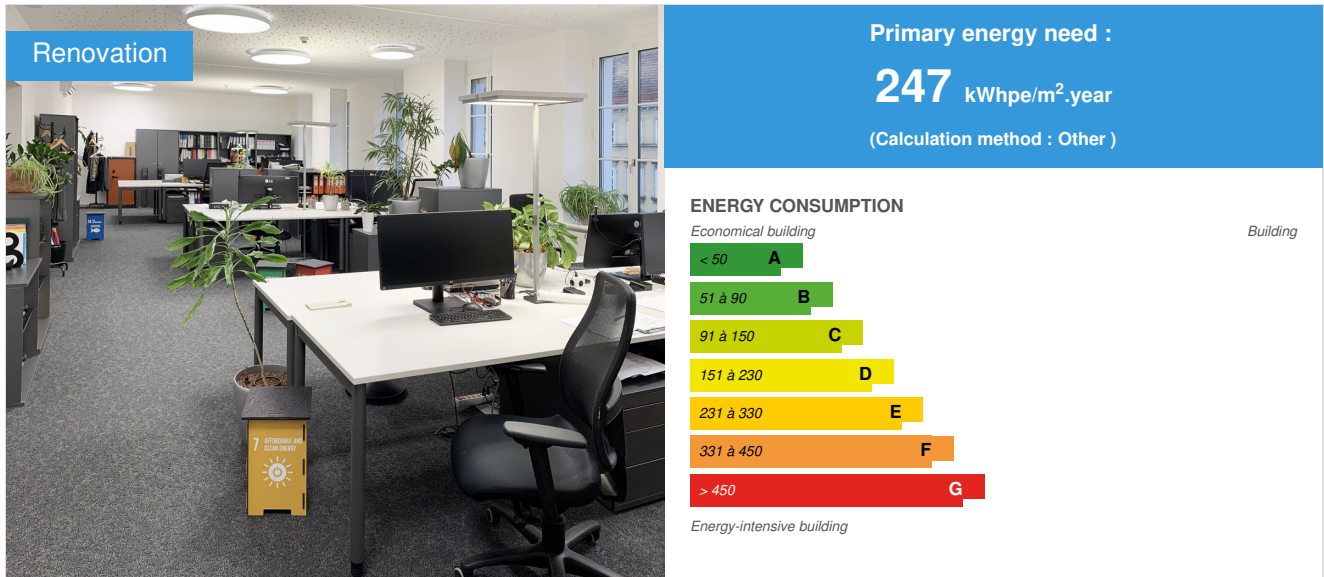


## ATP sustain - Büro Wien

by [Sebastian Krautzer](#) / 2021-03-25 00:00:00 / International / 1947 / EN



**Building Type** : Office building < 28m  
**Construction Year** : 1890  
**Delivery year** : 2020  
**Address 1 - street** : Landstraßer Hauptstraße 99-101 / 2B 1030 WIEN, Austria  
**Climate zone** : [Dfb] Humid Continental Mild Summer, Wet All Year

**Net Floor Area** : 367 m<sup>2</sup> NGF (de)  
**Construction/refurbishment cost** : 281 000 €  
**Cost/m2** : 765.67 €/m<sup>2</sup>

Certifications :



Proposed by :

**ATP** sustain

### General informations

### ATP sustain

The new office of ATP sustain - Vienna is the first office project that has been **certified** according to the new scheme "New building for interiors (NIR20)" of the ÖGNI and at the same time represents a **pilot project**. In the course of certification, the German system for interiors (NIR20) of the DGNB was translated and adapted to the Austrian context.



The project is characterized by a very high degree of economic and social sustainability as well as design qualities. The sustainability certification achieved the rating **'Platinum'** and was also awarded the **ÖGNI Crystal for particularly high social sustainability**.

ÖSTERREICHISCHE GESELLSCHAFT  
FÜR NACHHALTIGE IMMOBILIENWIRTSCHAFT  
AUSTRIAN SUSTAINABLE BUILDING COUNCIL



## ATP SUSTAIN BÜRO WIEN

### DGNB ZERTIFIKAT IN PLATIN FÜR NACHHALTIGE INNENRÄUME

Projektbewertung	
Gesamterfüllungsgrad:	82,6%
Ökologische Qual.:	72,0%
Ökonomische Qual.:	97,0%
Sozial- Funktionale Qual.:	81,9%
Technische Qual.:	100,0%
Prozess Qual.:	79,3%

ÖGNI Auditor  
Tobias Hutter

Antragsteller	Standort
ATP sustain GmbH	Landstraßer Hauptstraße 99-101 / B2 A-1030 Wien
Bauherr	Architekt
ATP sustain GmbH	Dipl.-Ing. Michaela Leitner
Aussteller	Ausgestellt am
Österreichische Gesellschaft für Nachhaltige Immobilienwirtschaft Vorgartenstraße 206C, 1. OG, 1020 Wien	02.11.2020

  
Andreas Köttl  
Präsident

## Key aspects with regards to the topic of sustainability

- Integral process participation of employees
- Social sustainability and qualitative workplace design (design & acoustics)
  - Family-friendly workplace
  - Desk sharing
- Sustainable and high quality furniture
- Sustainable materials in interior construction
- The interior fittings can be dismantled and recycled



### Photo credit

ÖRAG Immobilien  
ATP sustain

### Stakeholders

### Contractor

Name : ATP sustain GmbH  
Contact : [info\[at\]atp-sustain.ag](mailto:info[at]atp-sustain.ag)  
<https://www.atp-sustain.ag/>

## Construction Manager

Name : DI Michaela Leitner  
Contact : info[a]atp-sustain.ag  
<https://www.atp-sustain.ag/>

## Stakeholders

Function : Construction company  
CA IMMO  
office[a]caimmo.com  
<https://www.caimmo.com/de>

## Contracting method

General Contractor

## Type of market

Realization

## Building users opinion

The design qualities and social aspects of the office unit are reflected in the satisfaction and positive feedback of the employees.

## Energy

### Energy consumption

Primary energy need : 247,00 kWhpe/m<sup>2</sup>.year  
Primary energy need for standard building : 300,00 kWhpe/m<sup>2</sup>.year  
Calculation method : Other  
CEEB : 0.0002  
Breakdown for energy consumption : Energy demand according to energy certificate for non-residential buildings (OIB-RL6): HWB: 110,5 kWh/m<sup>2</sup>a KB: 0,0 kWh/m<sup>2</sup>a HEB: 127,2 kWh/m<sup>2</sup>a EEB: 147,7 kWh/m<sup>2</sup>a PEB: 247,4 kWh/m<sup>2</sup>a

### Real final energy consumption

Final Energy : 147,00 kWhfe/m<sup>2</sup>.year

## Renewables & systems

### Systems

Heating system :

- Urban network

Hot water system :

- Urban network

Cooling system :

- Roof-top

Ventilation system :

- Natural ventilation

Renewable systems :

- No renewable energy systems

Although the rental unit does not have any renewable energy systems, 100% of the energy purchased for the rental unit is obtained from green electricity.



## Smart Building

### Users' opinion on the Smart Building functions :

The office unit is not connected to a smart building network, but each workstation group (4 people) is equipped with a measuring device with information relevant to the room climate, such as the CO2 content of the air, air temperature and relative humidity. In this way, efficient room conditioning by the employees can be guaranteed.

## Environment

### Urban environment

The office unit is located within the Galleria in the 3rd district, Vienna. This gives the office a central location with good accessibility and connections. Other advantages include shared use of the infrastructure and business premises in the shopping center.

## Products

### Product

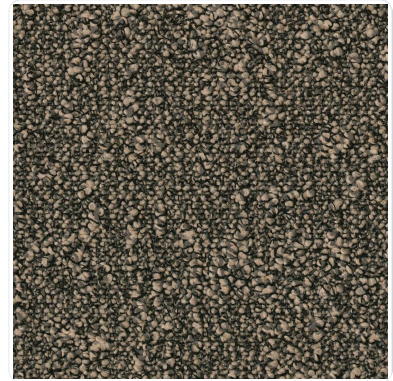
Desso AirMaster Tierra

Tarkett

<https://www.tarkett.at/>

Product category : Finishing work / flooring

The product is a sustainable C2C-certified carpet, which is more resistant to minor soiling due to its structure and is therefore also very suitable for office areas.



Vento Acoustic Cork

Tarkett

<https://www.tarkett.at/>

Product category : Finishing work / flooring

The linoleum Veneto Acoustic Cork xf<sup>2</sup>™ is equipped with a special 2.0 mm cork underlay which improves the comfort. It also reduces the impact noise by 15 dB. This linoleum collection is equipped with a surface protection for increased resistance and simplified cleaning and care.



## Costs

### Construction and exploitation costs

Total cost of the building : 281 000 €

## Health and comfort

### Life Cycle Analysis

#### Eco-design material :

The floor coverings used are environmentally friendly and C2C-certified materials. A carpet and an acoustically effective linoleum from Tarkett were used.

## Indoor Air quality

The air quality of the individual office areas is guaranteed by means of table measuring devices. An optical and acoustic warning function is integrated into it, which informs you if the required air quality is exceeded.

## Comfort

### Health & comfort :

As part of the certification, ATP sustain carried out a thermal simulation of the office unit in accordance with ÖNORM EN 15251. The software used was IDA Indoor Climate and Energy, building simulation software EQUA Solutions AG, Version 4.8.

### Calculated indoor CO<sub>2</sub> concentration :

max 700ppm

### Measured indoor CO<sub>2</sub> concentration :

max 700 ppm

### Calculated thermal comfort : Winter: 21°C / Summer: 26°C

### Measured thermal comfort : Winter: 21°C / Summer: 26°C

### Acoustic comfort :

Several measures were implemented to ensure the acoustic comfort of the office space. Subsequently, the reverberation times for offices up to and including 40m<sup>2</sup> as well as the meeting rooms and the staff kitchen were calculated according to ÖNORM B 8115-3. The calculated values are all within the intended range of the standard and thus confirm the acoustic quality of the office.

The acoustic measures include above all the carpeting in the work area, a suspended perforated ceiling and room-dividing curtains as sound-absorbing surfaces.

## Carbon

## GHG emissions

GHG in use : 2,67 KgCO<sub>2</sub>/m<sup>2</sup>/year

### Methodology used :

As part of the certification, an ecological balance of the expansion was carried out using the "LEGE" software.

Building lifetime : 10,00 year(s)

## Contest

## Reasons for participating in the competition(s)

### Introduction

The new office of ATP sustain - Vienna is the first office project that has been certified according to the new scheme "New building for interiors (NIR20)" of the ÖGNI and at the same time represents a pilot project . In the course of certification, the German system for interiors (NIR20) of the DGNB was translated and adapted to the Austrian context.

### Process involvement

User involvement has been a very important aspect of the project from the start. The new office unit was developed through joint participation and elaboration by employees. This not only ensured continuous internal support for the project, but also a lively exchange.

The process participation of the employees included a feasibility study and audit of the certification according to ÖGNI, internal architectural planning as well as various structural engineering and simulation services.

The high level of integration of the employees, as well as the effective use of the existing expertise and resources, represented an essential part of the certification and the extremely good result.

### Sustainability and quality in interior design

In the course of the interior work and the newly acquired furniture, attention was paid to the high sustainability of the materials used and the potential for dismantling or recycling. These aspects were already taken into account in the tender and checked by our ecology and materials expert in the further course.

The implementation of the dismantling or recyclability of the interior was deliberately taken into account early in the planning. In order to achieve maximum spatial flexibility, rigid interior walls were reduced to a minimum and replaced by acoustically effective and easily removable curtains. Passages that are not required were temporarily closed with satined glass elements and can be restored to their original state at any time.

In addition to C2C-certified floors, all new furniture and relevant building materials such as paint, filler, glue, etc. meet quality level 4 and thus the highest level to

be achieved according to the ÖGNI NIR20 criterion (ENV1.2).

### Social sustainability and added value

The certification achieved a very high quality in the criteria for social sustainability and the office unit was thus also awarded the ÖGNI crystal.

A high level of user quality was consciously taken into account in the early planning phase. In addition to the acoustic quality, the focus was specifically on accessibility, the design of the office space, family-friendliness and the possibility of alternative workplace designs through flexible joint use of the premises by other branches of the ATP Group.

A creative thread could be realized by means of various material and color concepts. The acoustically effective curtains, which also serve as flexible room dividers in the open-plan office, could be harmoniously coordinated with the carpeting and a perforated acoustic ceiling.

A play corner and a nappy-changing area make the workplace more family-friendly. Furthermore, attention was paid to a spacious social room with an employee kitchen for social leisure activities for employees. Another alternative work area was created by means of the 'Creative Corner'.

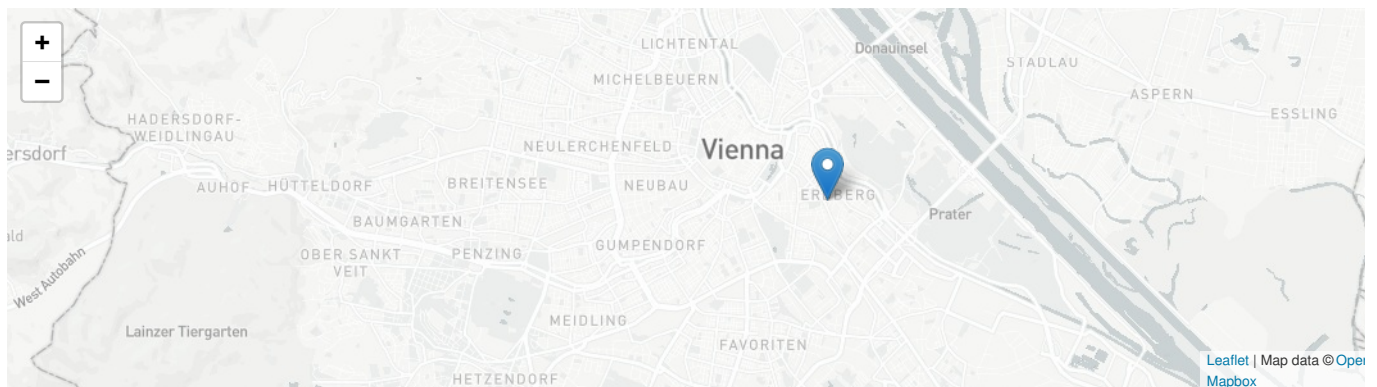
## Building candidate in the category



Low Carbon



Health & Comfort



Date Export : 20230309113355