Condominium of "Ru de Buzot" Schnapper

by Audrey Saffioti

Renovation

Primary energy need : 86 kWhep/m².an
(Calculation method : RT 2012)

ENERGY CONSUMPTION

Energy-intensive building

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Collective housing &lt; 50m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Year</td>
<td>1963</td>
</tr>
<tr>
<td>Delivery year</td>
<td>2018</td>
</tr>
<tr>
<td>Address 1 - street</td>
<td>34 rue Schnapper 78100 SAINT-GERMAIN-EN-LAYE, France</td>
</tr>
<tr>
<td>Climate zone</td>
<td>[Cfb] Marine Mild Winter, warm summer, no dry season.</td>
</tr>
<tr>
<td>Net Floor Area</td>
<td>9 138 m²</td>
</tr>
<tr>
<td>Construction/refurbishment cost</td>
<td>2 360 000 €</td>
</tr>
<tr>
<td>Cost/m²</td>
<td>258.26 €/m²</td>
</tr>
</tbody>
</table>

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).
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.m².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
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