Pereire Residence

by Jessica Gratien / 2022-07-18 00:00:00 / France / 786 / FR

Renovation

Pereire Residence

Primary energy need :
144 kWhep/m².an
(Calculation method : Other)

ENERGY CONSUMPTION

<table>
<thead>
<tr>
<th>Building type</th>
<th>Energy-intensive building</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 50</td>
<td>A</td>
</tr>
<tr>
<td>51 à 90</td>
<td>B</td>
</tr>
<tr>
<td>91 à 120</td>
<td>C</td>
</tr>
<tr>
<td>121 à 150</td>
<td>D</td>
</tr>
<tr>
<td>151 à 250</td>
<td>E</td>
</tr>
<tr>
<td>251 à 350</td>
<td>F</td>
</tr>
<tr>
<td>331 à 450</td>
<td>G</td>
</tr>
<tr>
<td>&gt; 450</td>
<td></td>
</tr>
</tbody>
</table>

Energy-intensive building

Global energy renovation of a 1950s condominium in the Yvelines.

Origin of the project

Built in the 1950s, the Pereire Residence is a major energy consumer. Its facades are degraded and require a restoration to be carried out in the short term and the envelope of the aging building (original joinery dilapidated and not waterproof), the building has many pathologies linked to the renewal of air which is insufficient.

The overall renovation project

The design project was launched in 2016 and the works voted in 2019, for a global renovation leading to 40% energy savings, going from energy class E to C. The estimated savings are around 22 000 € / year for the condominium, i.e. one quarter of charges. The comfort of the inhabitants has been significantly improved: thermal comfort as well as acoustic comfort; occupant safety; and air change rate. The condominium has been requalified architecturally. In terms of the fight against climate change, 101 tons of greenhouse gases are saved per year, a saving of 50%.

The various works that have been carried out

Building Type : Collective housing < 50m
Construction Year : 1956
Delivery year : 2022
Address 1 - street : 120 rue du Président Roosevelt 78100 SAINT-GERMAIN-EN-LAYE, France
Climate zone : [Cfb] Marine Mild Winter, warm summer, no dry season.

Net Floor Area : 4 400 m² SHON
Construction/refurbishment cost : 1 626 000 €
Cost/m² : 369.55 €/m²

General information
- Renovation with insulation
- Change of shutters and railings
- Change of common joinery
- Waterproofing and insulation repair
- Safety, guardrails
- Renovation of ground floor floors and walls
- Changed lobby door access controls
- Improved ventilation system

Project timeline
- Voting of the works in GA: November 2019
- Start of construction: January 2021
- Acceptance of the site: May 2022

Building users opinion

Testimony of Mrs. Labzáé, President of the Syndicate Council:

"Sensitive to the fight against climate change, I wanted to initiate, within my condominium, a global renovation project in 2004 but I quickly understood that this was not a topical subject for the others. It was not until 2011 that I was able to reintroduce, as a member of the union council, the subject of energy renovation in the context of discussions on the renovation of the facade of the condominium. the order of an ECD in 2013, which was really the starting point of the project. This is why it took another four years to really succeed in raising the awareness of the other co-owners and making them understand the fact that the new expenses linked to energy renovation would allow them to improve their comfort and reduce their costs. At that time, we still spoke too little about energy renovation and it was not easy to find professionals to support us in the process and advise us on the different stages of such a project, even at the level of the trustee. It was therefore necessary to find a professional who could accompany the project on the renovation but also on the financial arrangement because without that, with 60 owners, it would have been impossible to reach a majority agreement. Once the project was launched, the co-owners were able to feel the comfort and the benefits from the mid-point of the work carried out at the level of the thermal insulation of the building, with more balanced temperatures between the dwellings but also according to the seasons. Energy savings are now estimated at 38% and now, with the increase in gas prices, all owners are delighted with this renovation!"

If you had to do it again?

Mrs. Labzáé, president of the union council: "This is a global energy renovation of our building, which has enabled us to gain in comfort and save energy. This renovation takes place on the roof, the building envelope, the change of shutters, windows, for co-owners who have not already done so. It has allowed us to move towards more modernity with the installation of videophone intercoms, or even with the automation of lighting in common areas. This allowed the building to be brought up to standard, in particular with the installation of safety guardrails on the roof, smoke extraction hatches, etc. To sum up our renovation: it is necessary, comfort, regulatory. The whole allowing the revaluation of our co-ownership."

Photo credit
Ille-de-France Energies

Stakeholders

Contractor
Name: SDC Résidence Pereire

Construction Manager
Name: Ille-de-France Energies
Contact: contact[a]idf-energies.fr
http://www.ilededefranceenergies.fr

Stakeholders
Function: Designer
Atelier D
quentin.letouret[a]idf-energies.fr

Design of the architectural project
Energy

Energy consumption

Primary energy need : 144,00 kWhep/m².an
Primary energy need for standard building : 300,00 kWhep/m².an
Calculation method : Other
CEEB : 0.0001
Initial consumption : 241,00 kWhep/m².an

Renewables & systems

Systems

Heating system :
- Gas boiler

Hot water system :
- Individual gas boiler

Cooling system :
- No cooling system

Ventilation system :
- Compensated Air Handling Unit

Renewable systems :
- No renewable energy systems

Environment

Urban environment

The condominium is located in a residence in an urban area. The surrounding buildings are social housing owned by the lessor 1001 vies. A large green space is at the center of the buildings arranged in a U around it.
Costs

Construction and exploitation costs

Total cost of the building: 1 741 414 €
Subsidies: 897 902 €

Additional information on costs:
Amounts per company (rounded including tax):
- SEEF: €875,000
- HARMONY: €169,000
- NORBA: €190,000
- EMC AIRTEC: €117,000
- CIDELEC: €31,000

Aid details:
Collective aids:
- EEC: €107,800.00
- Region: €200,000.00

Individual aid (ANAH, Commune, Dpt Yvelines):
- Total amount: €590,102.41
- Number of beneficiary households: 54

Contest

Reasons for participating in the competition(s)

This project was led by the union council of the Pereire Residence, aware of the advantages that global energy renovation can bring to housing. The objective was to bring together the co-owners around energy renovation from 2016.

The project is now complete, thanks to 40% energy savings and faced with the increase in gas prices, all the owners are delighted with this renovation and this mobilization!

To this advantage is added the thermal comfort immediately felt by the co-owners, and this since half of the work. Less cold in winter, less hot in summer, this is one of the advantages easily observed after the works. Given the current heat, this perfectly illustrates one of the multiple benefits of global energy renovation.