

**These co-owners did it, when will you?**



Target group:  
**Co-owners**

## Fixing the Leaky Roof

**Fulda, Hesse, GERMANY**

Year of construction: <b>1977</b>	Number of units: <b>11</b>	Size: <b>1045m<sup>2</sup></b>	Current status: <b>completed</b>
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## Project Summary

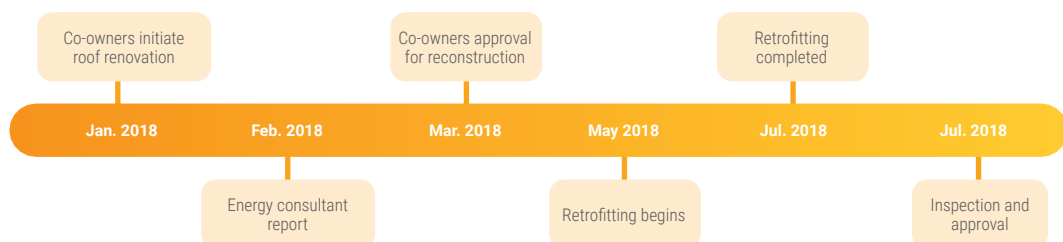
An energy consultant calculated an energy consumption of 185 kWh per m<sup>2</sup> per year for the co-owner's building. They were commissioned by the property management once the co-owners initiated a renovation project after multiple leaks in the roof. The report found out that the platform roof and outer shell of the building needed to be insulated. Due to financial constraints, the co-owners opted for renovating the roof first. The project was supported by a KfW investment grant.

## Facts and Figures

- + Total cost for renovation and insulation of roof: approx. 37.000 Euros
- + Reduction of energy expenditure from approx. 193.000 kWh to 142.000kWh per year
- + 25% covered by KfW-investment grant 430
- + Building value increased
- + Lower utility bills



## Milestones



## Retrofitting Focus

- + The focus of the project initially was to renovate the roof and permanently fix the leaks. The energy consultant also determined that the roof was thermally inefficient. Due to the energy retrofit, financial support via the KfW investment grant helped shoulder the financial burden of the project. Due to the reconstruction, it was possible to place an inverted roof which redirects moisture away before it reaches the insulation. It also reduces heat loss.

## Financing

- + Due to the KfW investment grant 430, the co-owners were able to reduce the reconstruction ^ costs by 25%. The remaining amount was taken out of the maintenance fund, set up by the property management.

## Main Successes

- + Insulating the roof, although not factored into the original plan, had a positive impact on the project. Not only could a part of the costs be subsidized, also the utility costs reduced due to the building's improved energy efficiency.

## Advice to Others

- + The energy consultancy changed the project from a renovation into an reconstruction and energy retrofit. This addition to the project reduced the overall costs, improved the building's value as well as the co-owners' spirit.



## Any questions?



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## Information



**Department of Energy website:**  
<https://frankfurt.de/themen/klima-und-energie/klimaschutz/angebot-energiereferat>

**Department of Energy project page:** [www.sanierungsWEGweiser.info](http://www.sanierungsWEGweiser.info)

**Building service provider index (WEG-Bereiter-Liste):**  
<https://www.sanierungswegweiser.info/weg-bereiter-liste-0>

### **You too are facing the challenge of the energy retrofitting of privately-owned condominiums in your city?**

The ACE-Retrofitting project aims to develop a governance model facilitated by cities linking owners and building professionals to accelerate condominium energy retrofitting. The French CoachCopro tool will be upgraded and adapted to other countries.

The consortium is composed of Agence Parisienne du Climat (France), Maastricht University (the Netherlands), Energy House Antwerp (Belgium), the City of Liège (Belgium), Aberdeen City Council (UK), Frankfurt Energy Agency (Germany), the City of Maastricht (the Netherlands), Changeworks (UK) and Energy Cities (coordinator). Study visits are organised in the partner cities of the consortium.

**[www.nweurope.eu/ace-retrofitting](http://www.nweurope.eu/ace-retrofitting)**



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