

SAMOBOR CROATIA

Information about the municipality

Location: north-west Croatia near border with Slovenia, 20 km from Zagreb

Altitude: 130 m

Inhabitants: 35,000

Expected development of the municipality:

Refurbishment of all heritage buildings and public buildings owned by municipality; Dislocation of transport and industry from the town center; Increasing of building in public sector.



Miniproject title

COMPARISON OF STANDARD VS. ENERGY EFFICIENT RENOVATION OF COMPLEX BUILDINGS

SHORT DESCRIPTION

1. Project background & goal

The main motivation for the project was the need for new public facilities and possibility that this need is fulfilled by renovating an out-of-use 40-year old shopping-center building. The building has 4 flats (4,500 m²), partly municipality-owned, and is causing big energy costs due to poor thermal insulation and lack of repair. Only 15% house is in usage (supermarket), the remaining 85% empty. Initially the main goal of the project was its renovation for a new public purpose - new town library and youth club – for which a feasibility study was prepared envisaging new facade and roofing with good thermal insulation, new windows with sun protection, energy saving lighting system, room temperature control system. However, due to financial difficulties and decreased political interest in energy efficiency after local elections, the renovation project was stopped for an indefinite period, and the miniproject was re-focused on using this building as an example for benefits of energy efficient over standard renovation of such complex buildings - in terms of investment costs and subsequent energy savings - and a basis for future municipal investment decisions on similar objects.

The goal of miniproject is to demonstrate possibilities of energy saving and cost savings through simple measures such as thermal insulation, and motivate local decision makers and investors to apply this energy efficient approach on other buildings.

2. Main project aspect/topic

- > Analysing selected construction details of the building – exterior walls, roofing and windows – and recommending renovation measures
- > Calculation of energy saving impact of simple renovation measures as well as financial impacts.

3. Main Energy Efficiency aspects

- > Energy efficiency of old buildings

4. Miniproject activities

- > Obtaining permission of other co-owners of the SAMA building for the EE renovation plan
- > Ordering a study on alternative sources of energy
- > Refocusing the project in light of stopping the renovation plans
- > Analysis of existing feasibility study for standard SAMA building renovation
- > Conducting calculations and comparison of standard vs. energy efficient renovation on selected elements of the building, from energy- and cost-saving points of view
- > Preparing the publication with simple recommendations for decisionmakers and investors
- > Dissemination of results

5. Main challenges

No serious challenges or obstacles were encountered. The political leaders of municipality are very interested in this topic and strongly supported all initiatives.

6. Key actors and their role

Samobor Municipality; energy experts and architects



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Responsibility for implementation: Municipal department for urban planning, development and property management.

7. Main steering instrument(s) used by municipality

- > Design principles for renovation of a certain building type
- > Municipal decisions, regulations – motivating, not prescriptive

8. Concrete miniproject results

- > Recommendations for complex buildings EE renovation disseminated, clearly demonstrating possibilities of saving energy resources and cutting future costs

9. Added values/lessons for transfer and dissemination:

- > Overcoming the political difficulties by using small steps towards energy efficient behaviour – showing concrete and visible cost savings through simple measures - without forcing big decisions.
- > The publication as a guide to renovation projects of the Municipality and of other owners/ investors of such complex facilities.
- > Municipal decision on granting a 25-50% reduced municipal fee to investors for low-energy/zero construction

AFTER INTENSE

10. Financing plan

- > Municipality of Samobor covered the costs of comparative analysis from the INTENSE project budget
- > Potential renovation of SAMA building would be mainly financed by the Municipality as well, including partial co-financing by other building co-owners, producer of special equipment for new energy supply, and Croatian ministries of education and culture

11. Expected result by end of the total project

- > An example of new energy approach in building which shall be used in other future projects, public and private
- > New public green area with a renovated building for a new purpose and new users
- > Saving energy sources and using a renewable one
- > Reduced air pollution and energy costs

Timeline & Milestones

