

Zoning in on leaky offices

Towards Class A - Shining examples

...are everywhere and in a town near you...

Introduction

The city of Helsinki has initiated a voluntary energy conservation target, with one of the goals being to carry out an energy audit and implement recommendations in 80% of the City's buildings.

The City, in conjunction with the Ministry of Trade and Industry, has established an annual budget solely for the purpose of improving energy efficiency. Thus through simple but effective measures it has been able to make large heat and electricity savings, as well as raising environmental awareness among occupants. This has helped the City of Helsinki advance itself as one which is leading sustainability in Europe.

Shining Example

The building shown (Vironkatu 2) was built in 1958 and suffered from expensive energy bills stemming from the need to overheat the building due to a very leaky envelope. The problem was solved by renovating windows so that they could be sealed. This led to reduced ventilation operating hours and allowed a reduction in the level of heating in the building. Sensor lighting was also installed.



Cost and Benefits

The costs of the project were met equally by the City of Helsinki and by the Ministry of Trade and Industry. Prior to the audit, the Display classification within the building for energy consumption was E and for water consumption it was D. In 2005, after the audit, both of these had improved to Display classification C. These improvements have meant a 47% cut in heating and a 20% cut in electricity, as well as a yearly saving of 24,000 euros. These savings were achieved via the measures implemented within the building by the City, and through greater general awareness for energy conservation leading to behavioural changes among the building occupants.

Conclusion

We categorise this as a 'Shining Example', as it demonstrates how cities can achieve high energy and financial savings, with the implementation of only minor measures

and at low cost. The project has also demonstrated how effective energy audits can be to promote efficiency by identifying where the greatest energy savings are available.

The next challenge within this building will be to maintain its energy consumption after the City's computer division moved into the offices in the summer of 2005.



Toivomme, että Display-merkin kulutus- ja päästötiedot motivoivat ihmisiä muuttamaan käyttäytymistään ympäristystavalliseksi, toteaa HR-Rakennuttajan kehityspäällikkö Ulla Soitinaho. Kuva: Eija Lehto/Helsingin kaupungin rakennusvirasto.

Partners



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Intelligent Energy Europe

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