oventrop

Reference project
Baugenossenschaft Gartenstadt Rastatt eG

Cooperative residential area located on Kinkelstraße in Rastatt
Initial stage of construction

Baugenossenschaft Rastatt eG: innovative and fair for over 100 years

Baugenossenschaft Rastatt eG stands for fair rents and forward-looking residential concepts.

Founded in 1909, Baugenossenschaft Rastatt eG has established itself as the largest cooperative provider of rental flats in Rastatt.

Shaped in equal measure by tradition, progressive ideas and sustainable solutions, the building cooperative has been

a reliable partner for tenants and investors for over 100 years.

Installation of a “Regudis W” dwelling station

The project: the construction “KfW energy-efficient houses, type 70”

The goal was the energetic refurbishment of 126 dwellings belonging to Baugenossenschaft Gartenstadt in Rastatt.

Since the refurbishment took place in occupied dwellings, tenant satisfaction was always a priority, both before and during the building work.

Implementation

To meet the demands of the energetic refurbishment, the existing gas heaters were replaced with modern **“Regudis W” dwelling stations** from Oventrop.

The dwelling stations now provide the dwellings with heat as well as hot and cold potable water – locally and in an energy efficient manner.

Hot water preparation is particularly **hygienic** since it is designed according to the **“just in time”** continuous flow principle via a heat exchanger.

“Regudis W” dwelling stations: more comfort and better hygiene

When heating up potable water according to the continuous flow principle, a hot potable water reserve is no longer required. As a result, the routine inspection duty for legionella in accordance with the German drinking water ordinance (TrinkwV) is not required.

Large-scale project: planned schedule and costs

The large size of the project put extremely high organisational demands on the work crew, planners and technical department of Baugenossenschaft Gartenstadt.

However, despite these demands, all deadlines were met and the project even came in slightly below budget.

The refurbishment measures were successful.

The cooperative residential area located on Kinkelstraße in Rastatt as well as at Gedenkstein and Zeughausstraße was successfully modernised and made more energy efficient to satisfy the demands of modern housing.

Oliver Krause, CEO, Baugenossenschaft Gartenstadt Rastatt eG

Interview with Oliver Krause Baugenossenschaft Rastatt eG

What goals did you want to achieve during the refurbishment?

Krause:
The goal was to guarantee a future-proof, efficient and local heat supply, and to secure the potable water supply and optimise it in terms of hygiene.

> "We were sold on Oventrop's quality and prompt delivery."

Gas heaters were installed in the dwellings. Since now only one appliance is allowed to be connected per chimney, alternative solutions were found during the necessary replacement of the gas heaters with condensing combi boilers. It was essential to make the buildings especially energy saving and environmentally friendly.

The designation as "KfW energy-efficient houses, type 70" indicates that these goals were achieved.

Why did you decide to install dwelling stations?

Krause:
We decided on Oventrop's "Regudis W" dwelling stations in order to keep the refurbishment expenses low while at the same time taking the individuality of the tenants into consideration in terms of easy appliance handling and manageable ancillary costs. In addition, the quality of the potable water could be improved, which removed the burden of regular sampling of the potable water for legionella.

The dwelling stations have now been in operation for a while. Is everything running well? Are you pleased with the outcome?

Krause:
The refurbishment has absolutely satisfied our objective. The buildings are equipped for the future in terms of energy efficiency, and the potable water supply is state of the art in terms of hygiene. Our tenants are also very pleased with the outcome.
We are completely sold on "Regudis W" dwelling stations from Oventrop, and our requirements were fully met by the manufacturer. We will definitely use this technology in other properties, provided the necessary conditions are met. We were of course delighted that the costs were not exceeded and that they remained within the range planned by engineering firm IBS Schuler.

> "Thanks to the excellent cooperation with the engineering firm IBS Schuler, the installer Knopf and the manufacturer Oventrop, we successfully carried out a very large-scale and comprehensive refurbishment project."

The building refurbishment began in 2014 and was completed in spring 2017.

Baugenossenschaft Gartenstadt Rastatt eG

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www.baugenossenschaft-gartenstadt.de

Patrick Schweizer, Project Manager and Specifying Engineer,
IBS Ingenieurgesellschaft mbH

Interview with Patrick Schweizer IBS Ingenieurgesellschaft mbH

How did you arrive at the decision to use dwelling stations?

Schweizer:
Comparisons were made between local hot water preparation and the central solution. The clear benefits of local hot water preparation in terms of hygiene were decisive.

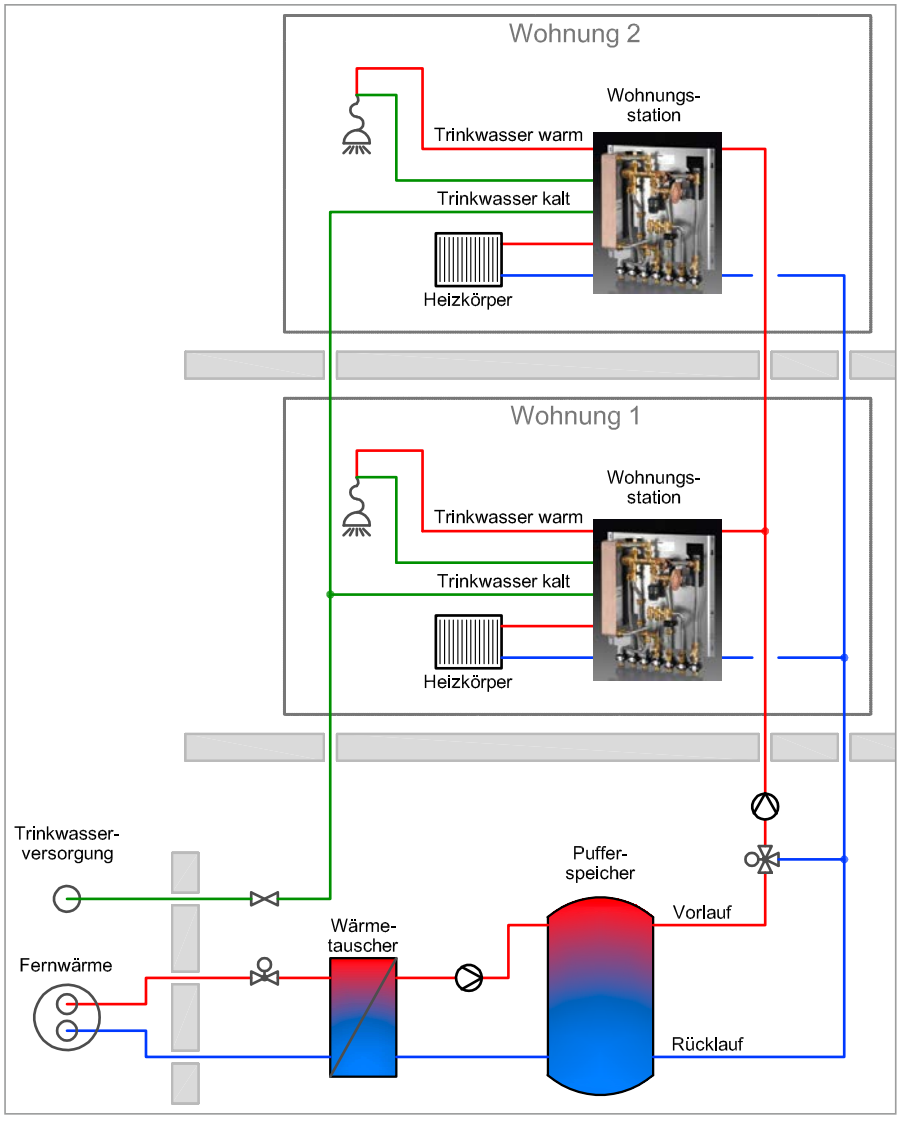
What are its specific benefits?

Schweizer:
When hot water is used, it is heated "just in time", that is, when it is tapped. Local hot water preparation in the dwellings means that it is no longer necessary to carry out periodic sampling of the potable water for legionella. As before, the low return temperatures ensure that the system operates efficiently, which allows for the optimal use of district heating.

"Oventrop always provided us and the installer with excellent support."

How did Oventrop support you?

Schweizer:
Their support was great. Even during the planning phase all questions were thoroughly answered. During implementation, Oventrop always provided us and the installer with excellent support. Unique solutions, such as individualised covers for the dwelling stations, were quickly and smoothly implemented.



Installation scheme for the new "Regudis" dwelling station: a boon for comfort and hygiene

With over 500 successful projects throughout Germany, IBS has many years of experience and extensive expertise in designing and planning.

As an engineering firm for energy and building technology, IBS develops sustainable concepts with environmentally friendly technologies and high efficiency. The cost-effectiveness of the project for the customer is always a top priority.

IBS INGENIEURGESELLSCHAFT

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Jürgen Knopf, CEO, Knopf GmbH

The Knopf GmbH group of companies has been “the” competent partner for heating, water, energy and air-conditioning for more than 50 years. The company has a strong commitment to providing the very best services and offerings.

This requires an excellent network of partners in order to ensure flexible and effective performance.

Interview with Jürgen Knopf Knopf Haustechnik GmbH

Why did you decide on the “Regudis W” dwelling stations from Oventrop?

Knopf:
Our experience collaborating with Oventrop has always been very good.

The high-quality products consistently impress us, and the fact that all products are made in Germany is important.

> “We will use the tried-and-tested products and systems from Oventrop in future projects.”

Oventrop also provides us with additional security through an extended five-year warranty.

The excellent on site consultation provided by Oventrop employees is especially notable.

Your conclusion?

Knopf:
Overall a very positive outcome.

The technology works very well. We have not yet had any complaints.

The tenants and Baugenossenschaft Gartenstadt are very pleased.

KNOPF
Wärme Wasser Energie

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www.knopf-haustechnik.de

“Regudis W” dwelling stations

“Regudis W” dwelling stations can be evaluated using standard systems in accordance with the German Energy Saving Ordinance (EnEv). For more information visit **www.oventrop.com**

Webcode **W2PEJV**

“Regudis W” dwelling stations from Oventrop provide individual dwellings and commercial units (local) with heat as well as hot and cold potable water.

The required heat is supplied via a local heat supply, e.g. using district heating or oil, gas or wood-burning boilers together with a buffer storage cylinder. The preparation of hot potable water occurs locally via a heat exchanger according to the continuous flow principle.

Benefits for tenants

- Adjustable hot water temperature
- Hygienic and energy efficient
- Total cost control thanks to exact readouts of dwelling units via integratable heat and water meters
- Individual night/zone setback
- Inconspicuous integration in all rooms via a surface-mounted cover or exclusive cabinet

Benefits for users

- Significantly lower investment costs as compared to the use of wall-mounted heating devices and gas heaters in each dwelling
- Less installation work since only three supply pipes are required for all dwellings
- Local heat generation, which makes it possible to combine with renewable energies
- No circulation pipe necessary for less than three litres of water in the potable water pipe (PWH)
- No inspection duty for the presence of legionella in accordance with TrinkwV
- Station is completely pre-assembled and tested for leaks and functionality
- Low maintenance costs

Oventrop's production facility in Brilon

Technical team meeting

We provide the right planning

We come up with individual solutions for the most complex building technology questions facing our customers.

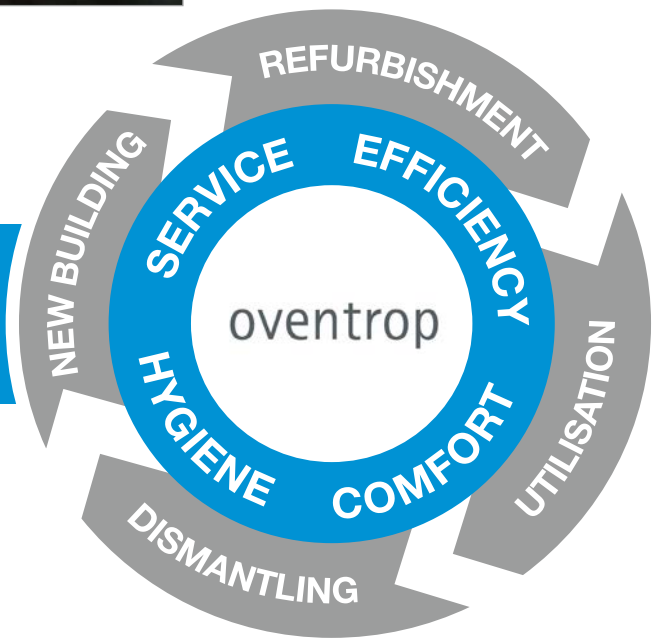
From the initial idea to its realisation and beyond, we assist customers in finding the best possible way to tap the potential of their project.

We have a wide-reaching network of partners in Germany, which enables us to provide our customers with high-quality, industry-specific system solutions and services.

With over 1,200 employees, our family-operated company produces and distributes a large range of heating, cooling and potable water products around the world.

MADE IN GERMANY

"We always strive for quality and innovation – that hasn't changed since 1851."



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