

# ENACT

# **OFFICE**

### **Case Study Number: 4**

### **Overview**

• Location: Dublin 12 (Urban)

• Size: 2,430 m<sup>2</sup>

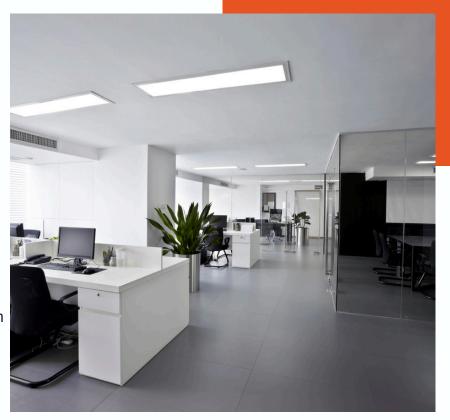
• Constructed in: 2005

BER Before: D1 | BER After: B2
Energy Savings: €102,360 annually

• Carbon Savings: N/A

Display Energy Certificate: N/A

A deep retrofit modernised a vacant office with HVAC, lighting, and renewable upgrades to enable re-letting.



### **CHALLENGES**

No major disruptions occurred, as the building was vacant during works. Planning permission was not required; however, a Disability Access Certificate (DAC) was needed and obtained.

### SIMPLE PAYBACK

• Total project cost: €872,985

• Energy upgrade cost: €414,260

• Estimated payback: ~ 4 years

• Funding Mode: Private + SEAI Grant (Better Energy Community)

### **ADDITIONAL INFORMATION**

- The renovation enabled reuse of a vacant property, cutting energy costs and boosting comfort through advanced HVAC and controls.
- Sustainable transport infrastructure was included with pre-wiring for future EV charging.

## **Energy Upgrade Measures**

### **Fabric Upgrade:**

Interior fit-out with ceiling tiles and wall panels to enhance acoustic and thermal comfort.

### **HVAC Upgrade:**

New AHU, Air-to-Water Hydrobox, and heat recovery ventilation with zoning and airflow controls.

### **Lighting Upgrade:**

Full LED upgrade, including emergency lighting.

### **Renewable Energy:**

Installation of photovoltaic (PV) panels for on-site power generation.

### **Energy Management:**

Upgraded zoning and control systems for M&E.