

ENACT

OFFICE

Case Study Number: 6

Overview

• Location: Dublin 2 (Urban)

• Size: 397 m²

• Constructed in: 1990

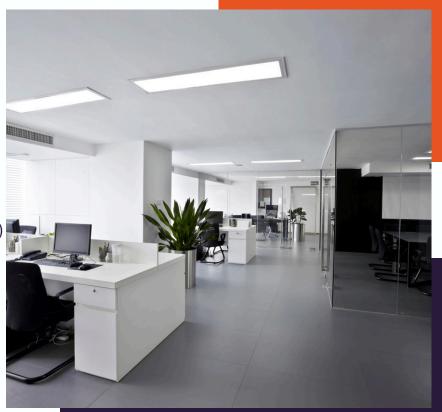
• BER Before: F | BER After: B2

• Energy Savings: Significant (based on BER)

• **Carbon Savings:** 791 tonnes (embodied carbon from demolition avoided)

Display Energy Certificate: N/A

A deep retrofit improved efficiency and appeal through fabric, glazing, and M&E upgrades.



CHALLENGES

The 10-month phased renovation required planning permission. SEAI grant support was explored but not used due to time constraints. Other disruptions were not reported.

SIMPLE PAYBACK

• Total project cost: €1,000,000 (excl. VAT)

• Professional fees: €175,000 (excl. VAT)

• Estimated payback: N/A

• Funding Mode: Private

ADDITIONAL INFORMATION

- Demolition was avoided, saving an estimated 791 tonnes of carbon and supporting circular economy goals.
- Indoor air quality and comfort were significantly improved.
- Post-renovation, 75% of the unit was successfully let, confirming the commercial value of the upgrade.

Energy Upgrade Measures

Fabric Upgrade:

- Façade insulation to improve envelope efficiency
- Glazing upgrade with energy-efficient windows
- Roof structure replaced to enhance building integrity
- Full interior retrofit for spatial and energy efficiency

HVAC Upgrade:

Complete renewal of mechanical systems as part of internal M&E overhaul.