



OFFICE

Case Study Number: 12

Overview

- **Location:** Tullamore, Co. Offaly (Suburban)
- **Size:** 420 m²
- **Constructed in:** 2000
- **BER Before:** E | **BER After:** A2
- **Energy Savings:** N/A
- **Carbon Savings:** N/A
- **Display Energy Certificate:** N/A

A deep renovation upgraded this suburban public office with solar PV, high-efficiency lighting, and HVAC systems, significantly improving building performance and comfort.



CHALLENGES

- The project began from a blank canvas with minimal issues.
- A new fire certificate was required, but planning permission was not.
- Disruption during works was minimal.

SIMPLE PAYBACK

- **Total project cost:** €790,000
- **Estimated payback:** N/A
- **Funding Mode:** State Funded

ADDITIONAL INFORMATION

- The retrofit raised the building's BER from E to A2 and delivered substantial indoor comfort and usability gains.
- Showers installed to promote active commuting.
- Updated spaces meet the growing need for centrally located office accommodation.

Energy Upgrade Measures

Fabric Upgrade:

Stud walls and glass partitions improved functionality and spatial zoning.

Lighting Upgrade:

LED lighting installed with daylight and occupancy sensors.

Renewable Energy Integration:

300 m² solar PV panels installed to generate on-site clean electricity.

HVAC Upgrade:

Mechanical ventilation and air conditioning systems added to enhance indoor climate control.