

MARIE TRAINING PROGRAM FOR IMPROVEMENT IN ENERGY EFFICIENCY (EE) OF EXISTING BUILDINGS

**F1 | BEST PRACTICES COLLECTION**

Best Practice Name:	Strategic Plan for the Revaluation of Palma beach. Environmental refurbishment of buildings.
Code:	SP_TE_US_10

Best Practice Description:

Type:	<input checked="" type="checkbox"/> Action for improvement in the EE	<input type="checkbox"/> Training experience (*)	
Description:	<p>A methodology is developed to guarantee the viability of an environmental refurbishment model for buildings (housing and other uses) within a General Plan of change of model in a touristic area of 1.000 inhabitants.</p> <p>Two specific representative cases are analyzed (a housing building and a hotel). The methodology covers different environmental vectors as energy, water, material and waste.</p>		
Location:	Platja de Palma, Mallorca	Country: Spain	
Contact (team):	Consorci Platja de Palma ( <a href="http://www.consorciplatjadepalma.com/">http://www.consorciplatjadepalma.com/</a> ) i Societat Orgànica Consultora Ambiental SL ( <a href="http://www.societatorganica.com">www.societatorganica.com</a> )		
Type of building:	<input checked="" type="checkbox"/> Tertiary	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Mixed
Property:	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Mixed
Management:	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Mixed
Fields of action:	<input type="checkbox"/> Construction	<input checked="" type="checkbox"/> Maintenance	<input checked="" type="checkbox"/> Use
	<input checked="" type="checkbox"/> Energy generation and distribution		<input type="checkbox"/> Other
	<input type="checkbox"/> Replacement or implementation of renewable energies		<i>Which ones?</i>

Please, evaluate if the following processes take place in the Best Practice that you are describing in this form:

	Yes	No
The <b>data collection</b> has been complete and rigorous	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Communication and awareness</b> processes have been developed to disseminate this practice	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Training actions</b> have been provided	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Product and services</b> have been improved	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Jobs</b> have been created	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Sustainable financial models</b> have been applied	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Agreements or <b>collaboration models</b> have been defined between parties	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Positive impact tested in the following fields (add quantitative data if you have):

<b>ENERGY EFFICIENCY IMPROVEMENT (EE)</b>	The methodology affects the building's skin, its facilities, use and management. The proposed objective is to achieve a minimal reduction of the energy consumption and CO <sup>2</sup> emissions of 50% in relation to the actual model ( values of 62% are achieved). Other aspects are analyzed
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	like the grey energy and the emissions contained in the materials that will be used in the refurbishment.
<b>FINANCIAL COVERAGE</b>	The approximation of the economical expenses necessary to achieve the considered environmental objectives show an initial “extra” investment regarding to conventional refurbishments with low environmental profile. These will need to be achieved by private promoters together with different subsidies from public administrations.
<b>EMPLOYABILITY POTENTIAL</b>	The change of model plan for Palma beach foresees an increase of employment because of the income increase due to tourism (less tourists but with higher incomes). In the case of the analyzed buildings the objective is not to generate more employment but the reorientation of the existing job positions within the construction sector, specifically in companies, maintenance staff and buildings’ management.
<b>OTHER</b>	It is presented, in addition, an approximation of the environmental behavior of the buildings to refurbish, regarding to a hypothetical climate change (average temperatures and rainfall) and a resume of the protocol of action that could be applied to other buildings where similar environmental improvements are being studied, as a product of the processes of its refurbishment and following management.
<b>DIFFICULTIES</b>	In this case, apart from methodology issues to analyze the viability of the proposed changes regarding different environmental issues and to obtain detailed data of the existing buildings’ behavior, the main difficulty lies within issues related to the initial financial coverage of the firsts steps to develop the project. A profound revision of the financing models for a sustainable refurbishment is necessary.

Agents involved in this experience:

<input checked="" type="checkbox"/>	Legislation agencies
<input type="checkbox"/>	Public promoters
<input checked="" type="checkbox"/>	Private promoters
<input checked="" type="checkbox"/>	Technical public institutions
<input checked="" type="checkbox"/>	Technicians of the private sphere (professional associations ...)
<input type="checkbox"/>	Builders
<input type="checkbox"/>	Industrial
<input checked="" type="checkbox"/>	Facility Managers (property managers, cleaning companies ...)
<input checked="" type="checkbox"/>	Energy supply companies
<input checked="" type="checkbox"/>	Users/owners (homeowners association, schools ...)
<input type="checkbox"/>	Other:

<b>GAPS</b>	A need for training in sustainable refurbishment, understanding all the life cycle of the building and its different impacts, is necessary at this moment. It affects all the areas (technicians, promoters, industrials, property managers, etc.)
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(\*) RR\_BB\_FF\_NN

RR Country: *CY* (Cyprus), *FR* (France), *GR* (Greece), *IT* (Italy), *MT* (Malta), *PO* (Portugal), *SL* (Slovenia), *SP* (Spain)

BB Type of building: *RE* (residential), *TE* (tertiary), *MX* (mixed)

FF Field of action: *CO* (construction), *MA* (maintenance), *US* (use), *EN* (energy generation and distribution), *OT* (other)  
(in case of affecting more than one field of action choose the most relevant)

NN Number of the practice: *01, 02, 03...*