

Sustainable property renovation



Expert tips for renovations with enhanced energy efficiency

Will you be having renovation work done on your property in the near future? Before you get started, discuss a few basic points with an expert: structural-technical matters with an architect, heating planner or energy consultant, financial matters with your tax consultant or fiduciary.

These are some of the questions to be discussed with the expert:

- Which parts of the building need to be renovated in the next 15 years and what do you want to change for reasons of appearance or convenience?
- Can you increase your financial leeway by skilfully combining the renovation works (so as to avoid setting up multiple building sites, inter alia) or by staggering them (which can lead to multiple tax deductions)?
- What subsidies are available?
- Is there a possibility of creating more living space on the plot of land or inside the building? Would you like to make use of this possibility?

If you have a rough overall picture of the renovation works over the next 15 years, you can coordinate them with one another. This will prevent you from making a construction error or spending money unnecessarily.

If you have to renovate or renew something in your building, you can decide merely to restore its functionality - for example, to have the roof repaired so that no water seeps in. But you can also use the opportunity to improve the quality of the parts to be renewed. Taking the roof as an example, this could mean in addition insulating the roof from the inside. It could mean installing a roof-integrated photovoltaic system instead of new roof tiles. This keeps the wind and weather out and produces electricity to boot.

Enhanced energy efficiency and energy-related renovation works

Energy-related renovation works are defined as those that reduce a building's energy consumption (by means of insulation or new windows), or that replace fossil fuels such as heating oil or natural gas with renewable energies, or that lead to power generation from renewable energy in the building (e.g. photovoltaic panels on the facade or roof).

The advantages of renovating a roof to improve energy efficiency are:

- reduced energy consumption;
- reduced CO₂ emissions;
- more pleasant heating of the space on the top floor;
- additional, fully usable floor surface areas are gained in the former attic;
- generating your own electricity reduces power costs and the surplus electricity can be sold;
- enhances the building's value.

Many of these advantages also apply if the energy loss is reduced in other parts of the building (in particular, the attic floor, cellar ceiling, windows or facade) or if the heating is changed over to renewable energies.

Initially, renovations with enhanced energy efficiency cost a little more than without any energy-related improvement. But, as a rule, they are financially worthwhile when considered over a longer time frame. First, energy and maintenance costs decrease. Second, more, or more attractive, living space becomes available, which can be used by the owner or be rented out. Furthermore, you are making a valuable contribution to climate protection.

Help for building owners

Advice

Many cantons and municipalities provide free advice on energy issues. In larger cities, the building permit authorities are the people to contact for advisory initial discussions on various construction topics. Take advantage of the discussion with the authorities. You will receive information that is also valuable for a streamlined building permit approval procedure. www.energieschweiz.ch/energieberatung

CECB Plus

The CECB Plus – the Cantonal Energy Certificate for Buildings with an advisory report - determines the current state of the building and shows, in three variants or stages tailored to your needs, how modernization can be carried out from an energy perspective. In addition, the costs and subsidies for the building project are estimated. Financial assistance is provided for this instrument in most cantons. www.geak.ch

Modernizing with Minergie

Would you like to ensure that your house meets the highest standards of living comfort and energy efficiency? Then plan your renovation with the Swiss Minergie construction standard. The Minergie system of renovation models was developed especially for the renovation of older buildings and comprises a simplified procedure without any calculation-based proof. www.minergie.ch/de/ueber-minergie/modernisierung

Quality assurance through Minergie

Minergie also offers building owners support with quality assurance during the construction phase and with the adjustments of building technology to ensure optimal operation: QMS Construction and QMS Operation.

An energy-related renovation can improve your quality of living, make a new use possible, increase the value of a property, or simply look good. The EnergieSchweiz platform 'Turn old into new' shows these advantages in images and provides information on motivation, construction measures, energy savings and cost-effectiveness.

www.energieschweiz.ch/tools/aus-alt-mach-neu

Financial assistance

The federal and cantonal building programme promotes energy-efficient renovations, the use of renewable energies, use of waste heat and optimization of building technology. Apply for the subsidy as soon as a detailed renovation concept is available. It is important that you submit your subsidy application before construction starts. Other interesting subsidies are also available, in addition to the federal and cantonal building programme. www.dasgebaeudeprogramm.ch

Most cantons and the federal government grant tax deductions for investments that increase energy efficiency or lead to renewable energy being used. Depending on the situation, up to a quarter of the investment costs can be saved by means of the tax reduction. Ask your tax consultant for more information.



EnergieSchweiz

EnergieSchweiz is a programme run by the Swiss Federal Office of Energy. It promotes voluntary measures to implement the Energy Strategy 2050. EnergieSchweiz sensitizes people in Switzerland to energy issues, promotes innovative projects and assists with the training and further education of specialists.



Is your family growing, are you setting up your own business or are your children moving out? From an energy perspective, it's worth adapting living space to one's own situation in life - living comfort also depends on it. If changes are imminent, consider at an early stage how you would like to live energy-efficiently, in line with your situation in life. EnergieSchweiz can help you to do so. www.energieschweiz.ch/page/de-ch/energieeffizient-wohnen



Do you own a holiday home? Control your heating very easily via remote control. This saves you money and energy. You can find more information on the topic of smart heating systems at www.energieschweiz.ch/page/de-ch/heizen or take part in the www.makeheatsimple.ch campaign.



Are you planning to modernize your home? Use the wide range of information material from EnergieSchweiz on the topic of energy-efficient renovation. www.energieschweiz.ch/page/de-ch/erneuerung



Do you have any questions about energy saving? The EnergieSchweiz infoline provides you with competent and individual information on renewable energies and efficient use of energy. Whether buildings, heating, domestic appliances, lighting, computers or mobility – certified experts will answer your energy questions. Give us a call on: [0848 444 444](tel:0848444444)

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