

5000th home modernised in the Berlin Märkisches Viertel: KBE window profiles help to cut energy needs by half

Three years after construction began on the first modernisation project of this kind in Europe, the Märkisches Viertel quarter in Berlin saw completion of the 5000th accommodation unit, and therefore well over a third of the 13,000 homes planned. The housing company GESOBAU AG took this occasion to draw some encouraging interim conclusions, claiming that primary energy needs had been reduced by half. Besides providing innovative technologies and improved insulation, replacing the old windows also contributed decisively towards cutting the heating costs and reducing CO₂ emissions. The project fitted about 10,000 windows from the profine KBE profile system KBE 70md with integrated ClimaTEC_70 basic ventilation.

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The Berlin housing company is investing about €480m in developing the Märkisches Viertel quarter into the largest low energy settlement in Germany. "By modernising the district to low energy specifications, we will be halving the heating needs and CO₂ emissions," stressed Jörg Franzen, Director General of GESOBAU.

Corporate Communications:
Martin Schweppenhäuser
Telefon +49 (0) 6331 / 56-18 04
Telefax +49 (0) 6331 / 56-15 15
martin.schweppenhaeuser@
profine-group.com

These ambitious goals could be achieved only with high quality products. Accordingly, the windows were also made of the profine PVC-U window profile KBE 70md with integrated ClimaTEC_70 basic ventilation. As the world's largest maker of PVC-U window systems, the profine Group with its brands KBE, Kömmerling, and Trocal also adopts a leading role in climate protection. This finds a strong foundation in energy efficiency, the reduction of CO₂ emissions, recycling, and the protection of resources. For instance, the greenline window profiles from profine are stabilised with eco friendly calcium and zinc instead of lead.

About 10,000 new windows in the Märkisches Viertel now feature the established KBE five chamber central seal system with 70 mm installation depth and triple insulating glazing ensuring high thermal insulation (U_w value of 1.1 W/[m²K] compared with earlier 2.5–3.0 W/[m²K]). An additional benefit takes the form of improved sound insulation (38–40 dB(A) compared with the earlier 30 dB(A)).

Issued by:
profine GmbH
International Profile Group
Mülheimer Straße 26
53840 Troisdorf
Telefon +49 (0) 2241 / 9953-0
Telefax +49 (0) 2241 / 9953-3561
info@profine-group.com
www.profine-group.com

In addition, the KBE ventilation system ClimaTEC_70 concealed behind the outer frame generates a healthy indoor climate and minimises the risk of mould in the home. The system is fitted with automatic wind pressure regulation. It is proof against driving rain, tested for sound insulation properties, and fulfils the requirements under the EnEV (German Energy Savings Act).

Tenants can now enjoy more comfortable living and falling overheads. The energy saving modernisation of the 5000 homes so far has helped to cut the primary energy needs by half. As a result, the average heating costs of €1.57 per square metre fell by €0.70 to €0.87. Following

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these cuts to the heating costs, the total rent for the residents rises on average by only €0.10 per square metre, or 1.3%.

The Märkisches Viertel is to be the first large residential area in Germany to be certificated with a CO₂ neutral energy balance. This is made possible not only by the low energy modernisation of the buildings, but also by a biomass CHP station whose foundation stone was laid at the end of August. From the 2012/2013 heating period, this new combined heat and power station is to supply a total of about 30,000 homes, industrial plants, and public institutions with eco friendly hot water and heat based on renewable energies.

“In addition to the energy saving measures, the modernisation is to contribute to the sustained significance of the Märkisches Viertel as an appealing place to live for all generations in the future,” said Franzen. For its integrated district development concept, the Berlin housing company received last year’s German Sustainability Award that also honours social components in addition to energy efficiency.



The address of the 5000th modernised home in the Märkisches Viertel is Senftenberger Ring 26 (building on the far right). Once “unveiled”, the rows of houses with the colour KBE window profiles shine forth with renewed vigour.

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Accompanying the Märkisches Viertel on its course towards the largest low energy settlement in Germany, about 10,000 KBE windows fitted so far contribute to cutting the primary energy needs by half.



Efficient window ventilation solution for a healthy indoor climate: the central seal system KBE 70md with self regulating ClimaTEC_70 basic ventilation concealed in the outer frame.

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About profine:

profine GmbH - International Profile Group - is the world-wide leading manufacturer of plastic profiles for windows and doors as well as a notable supplier of shutter solutions and PVC sheets. The company was established in 2003, when HT TROPLAST consolidated its profile business activities (KBE, KÖMMERLING, TROCAL) under one roof.

profine has a total of 3,200 employees at 28 locations in 21 countries. Around 1,800 of these employees work in Germany.

The production sites are located in Germany, France, Italy, Spain, Russia, Ukraine, the United States and China. The company headquarters is in Troisdorf (North Rhine-Westphalia, Germany).

For further information, please contact: profine GmbH, Corporate Communications, Zweibrücker Straße 200, 66954 Pirmasens, Phone +49-6331-56-0, Fax +49-6331-56-1515, Mail and Internet : info@profine-group.com, www.profine-group.com

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