

#STADENATUREL

# ENERGY-EFFICIENT RENOVATION OF YOUR BUILDING

TIGNES, COMMITTED TO A SUSTAINABLE MOUNTAIN



TIGNES

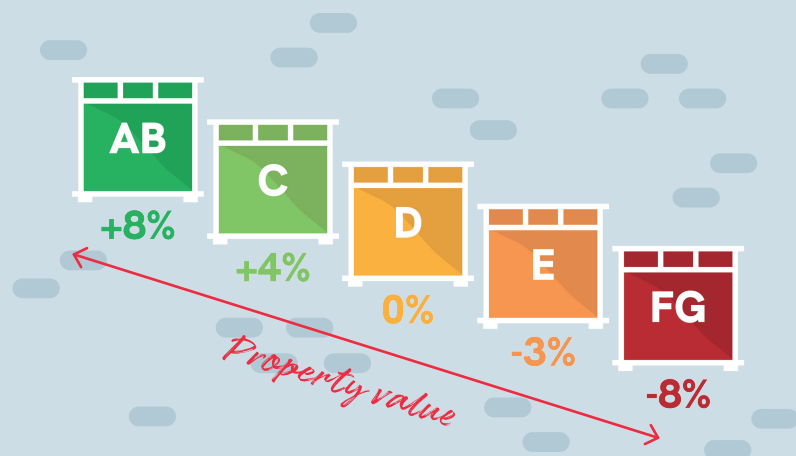
# WHY RENOVATE?

## AS A OWNER

- To enhance the value of my property, particularly its green value\*
- To maintain my building and take part in the dynamism of our mountain destination
- To save energy and control charges
- To improve comfort (for instance renovation of communal areas)
- To meet current environmental and regulatory challenges

## AS A DESTINATION

- To boost the attractiveness of the destination by offering sustainable accommodations
- To preserve its "ecosystem" and ensure an accomplished customer journey
- To meet the challenges of climate change, with the aim of reaching 100% of renovated buildings by 2030



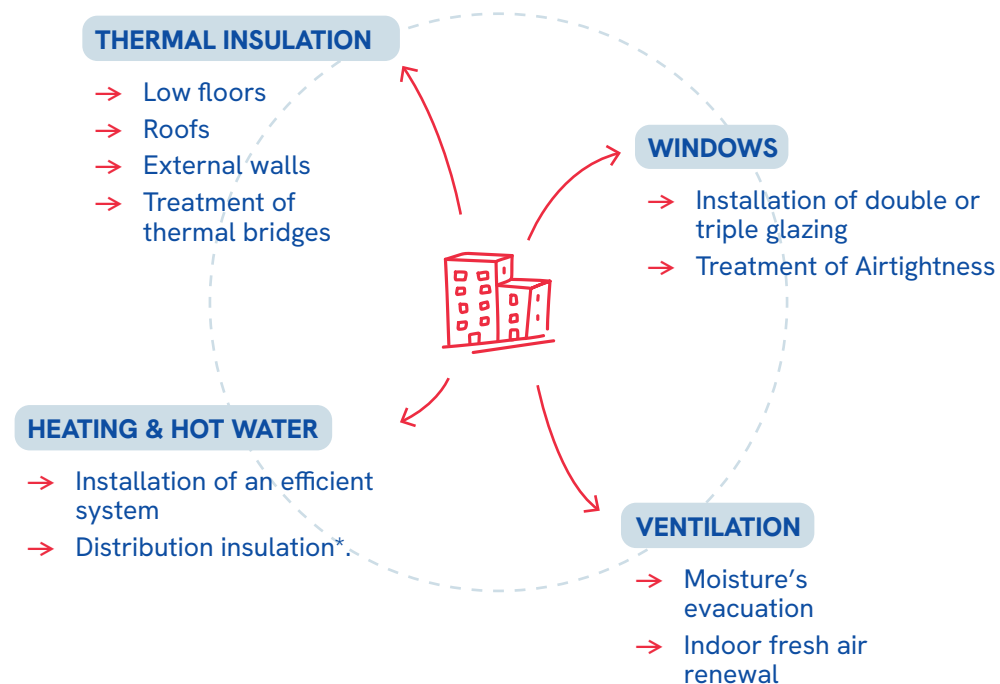
\*Energy labels have a major impact on the selling prices of flats. Example above for the Auvergne-Rhône-Alpes region.

Source: Detailed analysis by Notaires de France - November 2023.

# HOW TO RENOVATE EFFECTIVELY?

## A FULL ENERGY RENOVATION

... "The best energy is the one we don't consume"



By combining all these factors within your building can help you achieve ambitious goals.

\*For instance:

Insulating the hot water distribution system can halve its energy consumption.

# TO CONSIDER IN MOUNTAIN RESORTS

## ENVIRONMENTAL REGULATIONS FOR RENTALS



The 'Climat et Résilience' law defines renovation targets to fight against fuel poverty by 2034. It defines a gradual ban on the rental of thermal wastes (DPE\* E, F and G) for properties rented all year-round or for the season. In November 2024, legislation was passed to extend this ban to tourist accommodation.

## THERMAL REFERENCES



Tignes' objective, in case of a global **thermal** renovation, is an improvement of the building energy class.

If an extension is achieved, the PLU\*\* requires a larger renovation (global **energy** renovation). The energy class to be achieved is **B**.

## ARCHITECTURAL IDENTITY



In Tignes, each district has an architectural identity. The energy renovation is an opportunity to **redevelop** this historic heritage while adapting it to our current needs.

## SEASONALITY



The works are carried out during the summer period (from the closure to the opening of the ski area). Local companies are familiar with the mountain environment and its challenges.

\*DPE: French abbreviation for Energy Performance Diagnosis

\*\*PLU: French abbreviation for Town planning

## SUNLIGHT



In addition to good insulation, it is possible to install **solar panels** (for hot water shut-off, for instance). They are more effective in higher altitude towns than in lowland areas. The snow cover allows better efficiency (albedo effect).



*Tarentaise  
solar register*

## TIGNES' BUILDINGS



Each co-ownership brings together a variety of profiles (main or secondary residents, French or foreign investors...), some with special skills. By implementing effective communication, this diversity is a real asset to consider several options of renovation.

Keys to communicate in buildings: **inform, consult, debate, facilitate, prepare decisions.**

## FINANCIAL GRANTS



**MaPrimeRénov'** program supports main residences and is based on each owner's resources. For secondary accommodations, an owner can obtain assistance from energy suppliers through the **Energy Savings Certificates** (EEC) and **a reduced VAT rate of 5.5%** for work to improve energy quality. All these grants are cumulative.

*To find out more about  
energy renovation in Tignes,  
scan the QR code below*



# STEPS

## 1 MOBILIZATION, PROJECT DEFINITION AND RENOVATION STRATEGY

- **Contact your energy renovation guide in Tignes** (see details on the next page)
- Collect the co-owners needs and desires
- With the intervention of specialized companies, achieve a building **inventory** : energy analysis, bills, energy audit, PPT (French abbreviation of multi year work plan). Familiarize yourself with these documents
- Rely on a free online training : MOOC Réno Copro by ASDER!



## 2 DESIGN AND FINANCIAL ENGINEERING

- Choose your **general contractor** (architect, thermal design office etc.). Ensure they are familiar with **local regulations** (PLU etc.)
- **Develop a precise project**: drafting of the specifications and the forecast planning, project presentation to the **Advisory Committee on Planning**.
- Talk to your energy renovation guide in Tignes to think about **the financial package**: local grants applications, group loans for condominiums, percentage fees.
- **Submit the planning authorization** (expect between **2 to 6 months delay**)
- Launch the **tender** and analyze the specifications. Compare the price, the subcontractor experience, the robustness, the respect of deadlines etc. **Vote on the works**

## WORK

- Carry out the work by checking **control points** (for instance, do an air tightness test), participation of the union council in **construction meetings**
- Work **acceptance**

## AFTER WORK

- Make the necessary **adjustments** (for instance on the windows)
- Provide a building user guide to each apartment
- Review heating contracts. Set up hot water and heating **consumption tracking**
- Arrange a **debriefing** with the general contractor, the union council, the syndic and your energy renovation guide

GM = General Meeting

## THEY DID IT!

### Completed renovation:

- **Altitude and Horizon** (2018):  
19 accomodations, 800 000€,  
40% energy savings

### Renovations in progress:

- **Plein Soleil**: thermal renovation of the envelope, ventilation renewal and closure of some balconies. End of work in December 2024
- **Les Soldanelles**: global energy renovation, additional storey, ventilation renewal, new lift for person with reduced mobility. End of work in July 2025



Génépis renovation project modelling  
ARCHI 3'm



# RENOVATE IN TIGNES, WITH TIGNES

## A PERSONALIZED SUPPORT

Contact Marie Jammot, in the Owners' Office, to:

- Be aware of the resort energy news plan, local support programs (like Coach Rénov) and feedbacks
- Get advice on local financial grants (VAT, loans, Energy Saving Certificates etc.)
- Add a technical advice to your side, independent of companies and syndic



### YOUR CONTACT

Marie Jammot  
mjamot@tignes.net  
+33 (0)4 79 40 25 82



### ON THE SPOT

Maison de Tignes le Lac  
Owners' Office  
(1st floor)

*Opening hours  
and information*

