

International Final
Conference



«SMART BUILDING» PROGRAM AND URBAN REGENERATION – THE FANO PROJECT

Joint Actions for Energy Efficiency
in Buildings

Wednesday 11 September



«Smart building» program and urban regeneration – The Fano project

Speaker: G. Tiziana Gallo – Architect specialized in climate change and use of European funds

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How the S.B. program is born

The «Smart building» program was conceived by the Arch. G. Tiziana Gallo in 2014, at the request of CNA – construction sector Fano (PU) and was presented and approved by the Municipality of Fano in may 2015

The arch. G. Tiziana Gallo has been appointed technical coordinator

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What is the S.B. program

The S.B. program is a urban regeneration plan for adaptation and mitigation at climate change that is implemented to systematic access to direct and indirect European Funds and also national public and private funds

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S.B. Program targets

Enabling the municipal administrations to implement urban-scale regeneration interventions to transform them into resilient cities, improving the quality of life citizens and the quality of the urban environment

At the same time

To relaunch the construction sector and the entire induced towards the green economy, creating new opportunities for local businesses and new jobs

Arch. G. Tiziana Gallo – creator and technical coordinator of the «Smart Buildings» program for Fano

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Benefits of the S.M. program

For the Municipalities:

- The CO2 reduction
- The energy requalification of the public and private building stock
- The energy expenditure cost reduction
- The green infrastructures and sustainable mobility projects increase
- The creation of a flywheel of the local economy for the green building sector relaunch

For privates and companies:

- The owned buildings redevelopment
- The indoor and outdoor spaces quality increase with a pollution reduction and use of natural materials
- The up to 60% energy bill costs reduction
- The value increase of the owned building thanks to the its increase of the energy classification

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Interventions foreseen by the S.B. program

- The energy requalification of existing public and private building stock
- The smart and eco-sustainable regeneration of the public spaces
- The environmental and hydrogeological redevelopment
- The sustainable mobility
- The public lighting

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S.B. program phases

- Phase 1: the methodological, regulatory and administrative setting with the creation of a control room
- Phase 2: the urban – energy – environmental analysis on the entire municipal area analyzed as an urban eco-system
- Phase 3: the drafting of a strategic plan for the smart and eco-sustainable urban regeneration for adaptation and mitigation of climate changes
- Phase 4: the drafting of the expressions of interest for public and private partners, for the participation in the European calls and POR – FESR program for tenders addressed E.S.C.O. and similar companies for realizing public building energy requalification interventions

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The first pilot project: the «Smart Building» program for Fano

The first pilot project was approved and made immediately executable by the municipality of Fano, in Marche Region and was called «Smart building» for Fano, with resolution n° 98 of May 18, 2015.

The team of partners was composed by:

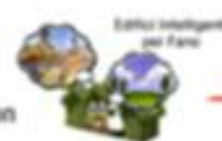
1. **Municipality of Fano** – leading organization
2. **ASET SPA** (In house company) managing the body of S.B. program for Fano in the name and on behalf of the Fano Municipality
3. **CNA FANO** and **ERAP MARCHE** are the private and public partners of the program

The architect Gallo has been appointed the technical coordinator of S.B. program

<https://www.comune.fano.ps.it/index.php?id=2241>



in collaborazione con



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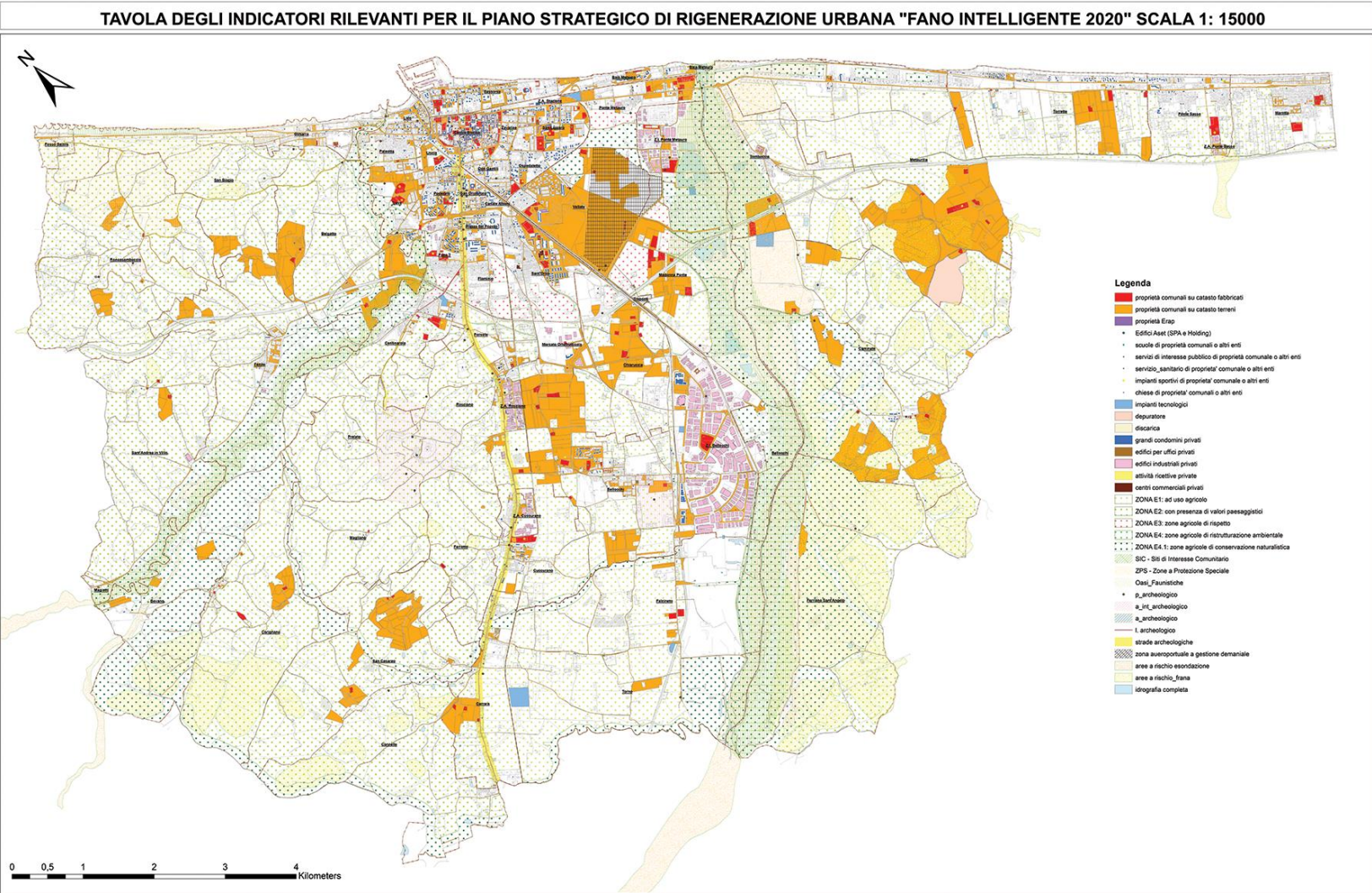


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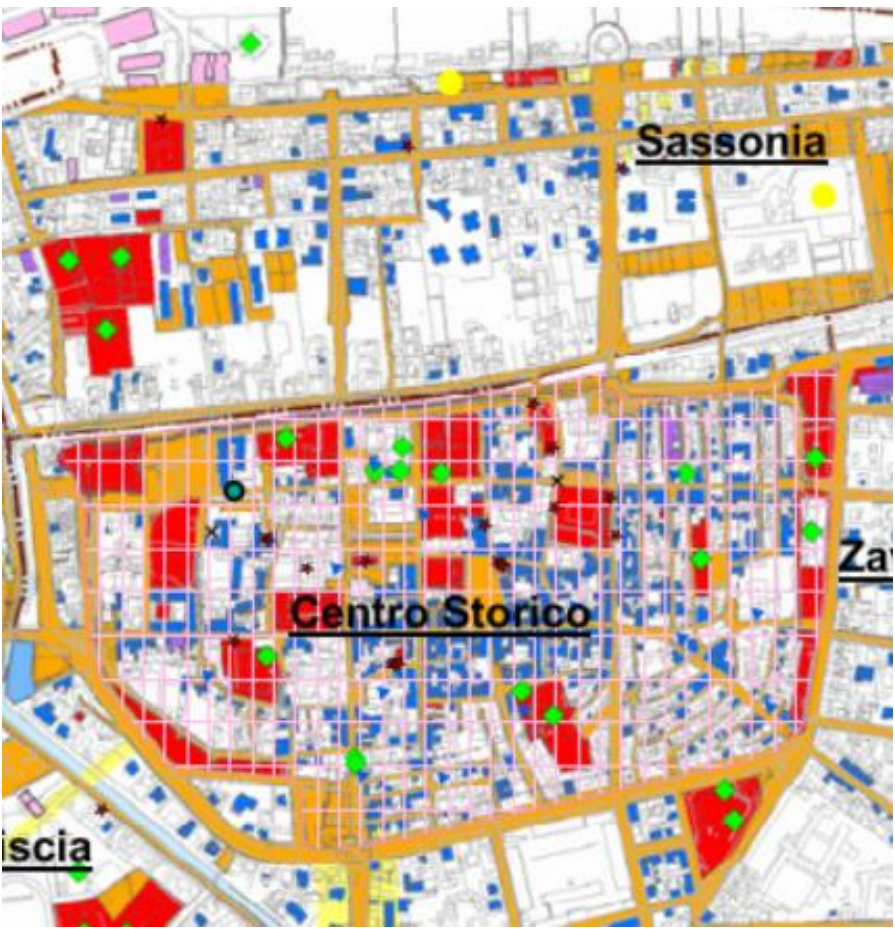
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The «Smart Building» program for Fano – Detail on the historical center



- Legenda**
- proprietà comunali su catasto fabbricati
 - proprietà comunali su catasto terreni
 - proprietà Erap
 - Edifici Aset (SPA e Holding)
 - scuole di proprietà comunali o altri enti
 - servizi di interesse pubblico di proprietà comunale o altri enti
 - servizio sanitario di proprietà comunale o altri enti
 - impianti sportivi di proprietà comunale o altri enti
 - chiese di proprietà comunali o altri enti
 - Impianti tecnologici
 - depuratore
 - discarica
 - grandi condomini privati
 - edifici per uffici privati
 - edifici industriali privati
 - attività ricettive private
 - centri commerciali privati
 - ZONA E1: ad uso agricolo
 - ZONA E2: con presenza di valori paesaggistici
 - ZONA E3: zone agricole di rispetto
 - ZONA E4: zone agricole di ristrutturazione ambientale
 - ZONA E4.1: zone agricole di conservazione naturalistica
 - SIC - Siti di Interesse Comunitario
 - ZPS - Zone a Protezione Speciale
 - Oasi Faunistiche
 - p_archeologico
 - a_int_archeologico
 - a_archeologico
 - i_archeologico
 - strade archeologiche
 - zona aereoportuale a gestione demaniale
 - aree a rischio esondazione
 - aree a rischio frana
 - idrografia completa

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The energy requalification of the historical center buildings – the description in the legend



THE RECOMMENDED INTERVENTIONS

External and internal lighting interventions of re-lamping. Retrofitting of internal heating and cooling system (in general the introduction of eco-sustainable fuel co-generation system. Introduction of the building automation systems. Energy building redevelopment. If the building is restricted: no the coat, no the insertion of the photovoltaic panels and everything that can deface the facade. If the building is a area with archeological restrictions its important to avoid excavation (to involve the Superintendent)

NATIONAL AND EUROPEAN REFERENCE FINANCING)

Indirect European Funds: Reg.Marche-POR-FESR 2014-20 asse 4, az.13.1.1. ITI Fano-Pesaro. Direct European Funds: For the larger scale projects: Horizon2020, Life, Elena, Jessica, BEI, Life per il clima, EEEF, Urbact, Urban Innovative Actions
The national funds: The thermal account 2,0 Of the GSE

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The importance of the participation: The S.M. program has attracting the interest of the entrepreneurs, the professionals and the banks



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The recognitions obtained

The «Smart Buildings» program has received numerous awards:

1. Italian Resilience Award by the Italian Ministry of Environment in 2016
2. Posted in the best practice by UTILITALIA in 2017 (Organizzazione of all public in-house company)
3. Inserted among the best practices in the 2018 Eco- Urban Report of Legambiente (Italian association for the protection of environment and historical heritage)
4. Selected by the National Urban Institute to be presented during the VII RUN of Riva del Garda – Italy

In addition the GSE (Italian national electric services operator) appreciated the «Smart building» program for Fano and its operational approach, asking to establish a partnership with the Municipality of Fano for the 25 % coverage due by the administration for participating to the request of regional funds for energy qualification of municipal buildings

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The conclusions

The structuration of the S.B. program, its purposes, its extreme operation and the implementation of interventions, has been appreciated with explicit request of partnership by GSE, Marche Regional Agency for European Funds and the local and national banks.

The S.B. program shows that the relaunch of the construction sector and entire industry, it's possible from the serious activation of urban scale interventions for mitigation and adaptation of the climate change.

It is true because there are obligations arising from the European directives, because there are a lot of funds that can support the interventions, and finally because the real estate market follows the same trend

After learning what we were developing, they became interested in our work: The Politechnic University of Marche and the giant of home automation ABB

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Thanks for your attention

Arch. G. Tiziana Gallo

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<https://gtizianagallo.wixsite.com/ilmiosito>

https://www.youtube.com/user/GTGstudio2014/videos?view_as=subscriber