Name of project:	Solar requirements for new buildings integrated in the local plan / urban development contract	COUNTRY GERMANY
City of project:	Vellmar solar requirements for new buildings	
Size/ region affected	Local	
Type of project [theoretical / practical]:	Policy and legislation	
Targeted technique PV/Solar thermal/Solar Passive/Solar Air conditioning	Solar thermal	
Period/ starting date	2002	
Contact institution with Internet links (if available)	www.vellmar.de	
Photo / drawings / overview	 	
General Project Description	The developing area “Auf dem Ostenberg” in Vellmar originally was owned by the City of Vellmar. Every building owner who wants to build in this area has to sign an urban contract with the city. According to this urban contract they have got the duty to cover 50% of the DHW demand and 10% of the heating demand with solar thermal systems. Beside of this they have to use the rain water e.g. for toilets. In return the City of Vellmar subsidies free solar and energy consulting for the building owners (up to limited amount). Furthermore the local plan was adjusted to the solar thermal use e. g. orientation to the south. Due to the fact that the plot ratio is regulated by the preparatory land-use plan and the City of Vellmar did not have the rights to chance it, the local plan is not totally optimized. The buildings do not have the optimal distance so that the buildings sometimes block each other.	

Initiator/project idea	City of Vellmar Dr. Udo Schlitzberger
Financing Investor	Not relevant
Service Provider	Not relevant
Other parties involved (eg. departments)	Municipal building authority Institut für Solare Energieversorgungstechnik (ISET) University of Kassel
Partner responsible for Best Practice description	ECOFYS Germany

SWOT Analysis	
Strengths	▪ 98% of the residential buildings have got of solar thermal systems ▪ Solar ordinance is motivation to build in this area (questioning building owners 1/3) ▪ Free energy consulting ▪ High acceptance of building owners ▪ Integral approach e.g. rain water use
Weakness	▪ Only 10% of the since 2002 constructed buildings fulfill the second criteria (to cover 10% of the heating demand with the solar thermal system). ▪ No compensation regulations are defined e.g. a biomass installation
Opportunities	▪ Integration of the solar systems in the building envelop ▪ Creation of compensation regulations
Threats	▪ According to the national regulation solar systems can compensate bad/ moderate building insulation. This can result in moderate insulted buildings with efficient heat production systems.
Improvements	▪ Optimize the local plan e.g. distance between houses