

## Case study

### Josef-Seliger Siedlung, Ottobrunn

**Client:**

Baugesellschaft München-Land GmbH, Haar

**Architects:**

Goergens + Miklantz Architekten, München

**Installation:**

Bär und Seibl GmbH, Anzing

**Year:** 2015

**Products:**

Kalzip roofing system for residential  
WF 65/537





To create affordable housing for growing populations: This is currently one of the topics that municipalities are intensively dealing with on a national and international level. Above all, local governments and politicians are faced with the question: How do we tackle the problem within the scope of our financial resources? On the south-eastern outskirts of Munich, in the community of Ottobrunn, convincing answers to these questions have been found and are already being put into practice.

## It's more than a roofing system

Here, the municipality in cooperation with the Baugesellschaft München-Land GmbH (BML) realizes the redesign of the Josef-Seliger-Siedlung.

A total of around 174 new apartments in the low-cost segment will be built here in the coming years in three construction phases. The property had already been built on before. However, modern renovation and energy upgrading of the existing residential buildings was simply not financially feasible - demolition work was therefore unavoidable. And at the same time a stroke of luck for all those involved, especially for the future residents: because this opened up new and valuable planning scope.

### Perfect for new buildings: Aluminium on the roof

For example, in the use of innovative building materials that make it easier for developers to create affordable and modern living space. The planners from Goergens + Miklautz Architekten have chosen the right roof construction for the standing seam roof system WF 65/537

especially for living quarters of Kalzip, which was installed on site by the Anzinger Dachdeckerei und Spenglerei Bär + Seibl GmbH.

The Kalzip complete system is ideal for a monopitch roof with wooden formwork in straight, not pre-rounded profiled sheets. As surface, the planners opted for a noble-matt, pre-patinated and anti-glare aluminium-nature finish. In contrast to traditional standing seam materials, where the panel length must be formed with a single joint, Kalzip profiled sheets can be delivered to the building site prefabricated in the required length. In this project the track length was 18 metres.

### Unmistakably customized roof cladding

A bituminous primer with a vapour barrier (G200 S4 + AL) was first applied to the concrete ceiling of the buildings. The erected wooden roof truss was given a 24 mm thick rough sheet piling formwork. The rafters at the protruding roof edges were notched by 30 mm and provided with a visible formwork.

„We are lining this recessed area with 20 mm RP-TF insulation from Rockwool to prevent condensation,“ explains Heinz Seibl from the contractor Bär + Seibl GmbH. After installing the gutters and eaves flashing, the roof surface was given a protective layer of Delta Foxx Plus fleece on which the Kalzip E composite clips were fixed. As the penultimate step, the Kalzip profile &quot;WF 65/537 AluPlusPatina“; now completed the exterior view.

„We were surprised how beautiful this only 0.7 mm thin material. Through the In our opinion, it lies much better on the fold than a conventional sheet metal roof,“; says Heinz Seibl. In fact, the material properties and flexibility of aluminium allow a variety of shapes and permanently secure building protection. Durable and resource-saving, prevents aluminium the penetration of moisture. Not least because it is a closed system. It is therefore an economical and sustainable alternative to other roofing types and materials.

For the coated profiled sheets and Kalzip attaches great importance to the use of environmentally friendly paints and surface treatments and the use of particularly climate-neutral production processes. In addition, the company has voluntarily committed itself to ensuring that all colours are free of heavy metals. The pigments and solvents used are also particularly compatible with health.

#### **Lifetime of 50 years and more**

The roofs of the new buildings in the Josef-Seliger-Siedlung will let the Ottobrunn builders sleep peacefully in the future. Because no repair work or regular maintenance is to be expected.

The product life cycle is convincing with 50 years and more. „The Kalzip standing seam roof system can be retrofitted for photovoltaic

or solar thermal systems,“; explains the responsible architect Rudolf Miklautz, points out further advantages and adds: „The system can be easily adapted to the constantly changing requirements of the Energy Saving Ordinance.

In the truest sense of the word, the municipality can therefore rely on the fact that the value of its real estate will actually increase over time and that the buildings can be upgraded easily. The roof concept of the new housing estate in Ottobrunn could soon set an example in urban planning, as it not only fits the budget of the building owners, but especially an urban architecture that will still be popular for decades to come.

#### **Summary**

Kalzip is not only a leader in the production of aluminium profiled sheets, the company has been setting trends in contemporary building culture worldwide for 50 years now. This was also the case in the Josef Seliger settlement in Ottobrunn. „The Kalzip WF 65/537 standing seam roof system for residential quarters is perfect for a new building project of this type and size,“; emphasizes architect Rudolf Miklautz von Goergens und Miklautz Architekten, Munich.



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