Multi family house NaturQuartier Weissache, Kufstein

2020





With the construction of the NaturQuartier in the fortress town of Kufstein, the largest wooden residential building in Tyrol to date has been realized.

The project

The showcase project combines the positive aspects of the natural building material and exemplifies how to successfully implement sustainable construction. In this showcase project, wood as a building material is not only used for the construction of the building and for the facade, but is also used in the interior, partly visibly in the ceiling and wall areas. The ecological sustainability is noticeable throughout the project. Environmentally friendly materials are also used for insulation. The installation of a photovoltaic system ensures the generation of general electricity and supplies the electric charging station for cars and e-bikes with power. The residential complex, which is optimally oriented to the south and close to the city center, is idyllically located on the Weißache River. The edge of the stream with a distinctive green space creates an attractive communal area including comfortable seating by the water.

The construction method

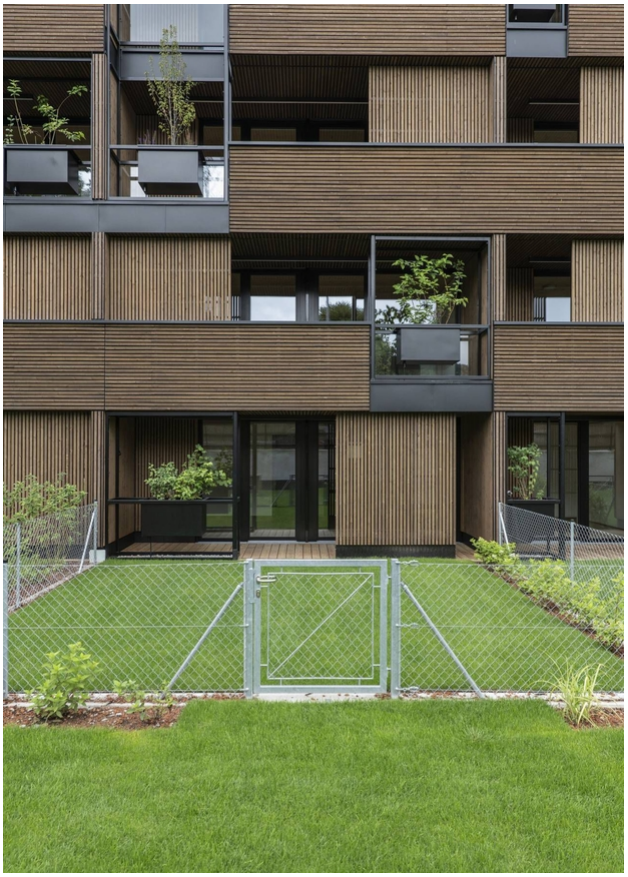
The underground garage of the multi-family house was built in solid construction. From the ceiling above the basement, the residential building is completely made of wood. Load-bearing components such as walls and ceilings, as well as the elevator shaft, are made of cross-laminated timber.

The challenge

Since the NaturQuartier Weissache is the largest wooden residential building in Tyrol with 5 floors (building class 5), the coordination with the local authorities regarding fire protection was very challenging. The dimensioning of the elevator shaft was also exciting, since it is not the forces in the built state that are decisive here, but the forces that act during assembly.







Project information
- 5 floors with 34 condominiums
- Gross floor area 520 m^2
- Glulam and facade 220 m^3
- Cross laminated timber 780 m^3

Design stages
- LPH 1 - LPH5

Design services
- Structural Engineering and Analysis
- Construction
- Fire protection

Client
DI Carlo Chiavistrelli GmbH HANEL Ingenieure
6380 St. Johann in Tirol

Architecture
Henrich Veternik Walter ZT GmbH
6250 Kundl

Building owner
Unterberger Immobilien GmbH
6330 Kufstein

Timber construction
SCHAFFERER HOLZBAU GmbH
6145 Navis

Civil engineering
Hanel Ingenieure, St. Johann in Tirol

Building physics
Ingenieurbüro Rothbacher GmbH, Zell am See