ENERGY STAR Multifamily High Rise Building Profile

Downtown Partners II

46-60 Nevada Street
Newark, NJ 07102

Building Developer:

RPM Development

Licensed Professional:

Doug McCleery, MaGrann Associates

Year Certified:

2015

Construction Type:

New Construction

Sector:

Mixed Income

Technologies Used:

-95% efficient gas-fired furnaces
-SEER 16 split system AC
-97% efficient central gas-fired DHW

Building Description:

Downtown Partners II is a four-story, new construction, mixed income development in Newark, New Jersey. The building provides 75 certified units: eight one-bedroom units, 48 two-bedroom units, and 19 three-bedroom units.

The above grade wood-framed walls are insulated with R-19 fiberglass batts in the 2x6 stud cavity and 1.5" of continuous XPS (R-7.5) on the exterior. The attic is insulated with R-38 fiberglass, the floors above garage utilize 6" of XPS (R-30), and high performance vinyl framed double pane windows (U-0.27/SHGC-0.23) complete the envelope.

In-unit heating and cooling is provided by efficient individual gas-fired furnaces and split system AC. Central gas-fired water heaters provide hot water to all the units, and hot water demand is reduced through Water Sense certified low-flow showerheads. ENERGY STAR certified refrigerators, dishwashers, clothes washers and exhaust fans are used throughout the building, along with CFL and LED lighting.

This building is projected to have 19% lower energy costs than a building constructed to the ASHRAE 90.1-2007 Standard, for approximately $23,000 per year in savings.