

ENERGY STAR Multifamily High Rise Building Profile

Gregory Senior Residences

Building Developer:

Conifer Realty, Inc.

Licensed Professional:

Doug McCleery, MaGrann Associates

Year Certified:

2016

Construction Type:

New Construction

Sector:

Affordable Housing

Building Description:

Gregory School is a new construction, affordable housing development in Long Beach, New Jersey. This 4-story building offers 52 ENERGY STAR certified units; 49 one-bedroom, and 3 two-bedroom.

The wood-framed walls are insulated with R-19 fiberglass batts in the stud cavity and 2" rigid insulation (R-10) on the exterior. R-30 fiberglass batts are installed in the attic, with an additional 5" of rigid insulation (R-30) at the roof deck. The slab-on-grade is insulated with 2" of XPS (R-10), vertically for 2 feet. Vinyl-framed, ENERGY STAR certified windows (U-0.28/SHGC-0.25) and great air-sealing strategies complete the envelope. The units were tested for compartmentalization, which was measured below 0.30 CFM50/ft² of enclosure.

Space heating is provided to each unit with 95% efficient individual gas-fired furnaces. Efficient central air conditioning (SEER 14.7) is also provided. The forced air systems were also tested to meet ENERGY STAR requirements for duct-tightness. Refrigerators, dishwashers, common clothes washers, and exhaust fans are all ENERGY STAR certified. High-efficacy lighting is installed inside the units and throughout the common areas. A 96% efficient central gas water heater and low-flow fixtures further reduce energy use in the building.

Energy modeling projects annual energy cost savings of 17%, or ~\$10,000, compared to the same building being constructed to minimally meet the ASHRAE 90.1-2007 standard.

157 Seventh Ave.
Long Branch, New Jersey 07740

