ENERGY STAR Multifamily High Rise Building Profile

Rivers Edge Apartments

670 Fitzwater Street
Salisbury, Maryland 21801

http://www.rentriversedgeapts.com/amenities.aspx

Building Developer:

Osprey Property Company LLC

Licensed Professional:

Doug McCleery, MaGrann Associates

Year Certified:

2015

Construction Type:

New Construction

Sector:

Affordable Housing

Technologies Used:

- Variable Refrigerant Flow Heat Pumps (3.21 COP)
- High Performance Envelope
- ENERGY STAR Certified appliances & ceiling fans
- LED lighting

Building Description:

Rivers Edge Apartments and Studios for the Arts provides 90 units of affordable housing, across three newly constructed four-story buildings. The wood-framed buildings utilize a flash-and-batt technique (1" of closed cell spray foam and a compressed R-19 batt) which results in R-21 in the cavity and better air-sealing than traditional fiberglass installation. Blown-in insulation (R-60) in the attic and vinyl-framed, double pane windows (U0.31, SHGC-0.32) complete the high-performance envelope.

With heating and cooling loads significantly reduced, space conditioning is achieved through efficient central variable refrigerant flow (VRF) heat pumps (3.21 COP and 9.6-10.7 EER). Ducted systems within each unit provide forced-air distribution and testing results confirmed duct leakage at less than 8 CFM per 100 ft2 at 25 Pascals (less than 20% of design supply CFM).

This all-electric building uses in-unit storage water heaters for domestic hot water and reduces energy and water use through WaterSense certified, low-flow faucets and showerheads. Energy use is further reduced by the ENERGY STAR certified refrigerators, dishwashers, ceiling fans, exhaust fans and common area clothes washers that are installed. Continuous ventilation in the bathroom provides both local exhaust and whole-house ventilation, while intermittent exhaust serves kitchens. Lighting is ENERGY STAR certified or high-efficacy, with occupancy sensors in most common spaces.

Energy costs savings of 19% are projected, when compared to a building that is minimally compliant with ASHRAE Standard 90.1-2007.