

# ENERGY STAR Multifamily High Rise Building Profile

**Building Developer:**

Bijou Properties

**Licensed Professional:**

Steven Winter Associates

**Year Certified:**

2013

**Construction Type:**

New Construction

**Sector:**

Market Rate

**Building Description:**

The Edge Lofts is a 6-story, mixed-use building, with 35 apartments and retail on the first floor. There are a mix of 1-bedroom, 2-bedroom, and 3-bedroom apartments. Energy modeling estimates 27% annual energy cost savings compared to ASHRAE 90.1-2007, without the PV.

The 2x6 metal framed walls have open cell spray foam insulation between studs (R-20) and 2" of continuous exterior polyisocyanurate insulation (R-14) to reduce thermal bridging. There is 3" of rigid polyisocyanurate insulation (R-20) above the roof deck and R-30 fiberglass batt insulation in the roof framing. The apartments have double-pane, argon-filled wood frame windows (U-0.28, SHGC-0.28). The ceiling above the garage is insulated with 4" of open cell spray foam and the garage exhaust system is controlled by CO sensors.

Apartments have right-sized split system air conditioning for cooling (SEER 16) and 96% AFUE gas furnaces for heating. ASHRAE 62.2 ventilation is provided by a combination of in-unit exhaust fans and well-sealed central ventilation risers. The 96% efficient central condensing water heater and very low flow bath faucets (0.5 gpm) and showerheads (1.75 gpm) reduce both energy and water consumption. LED and fluorescent lighting, ENERGY STAR certified refrigerators, dishwashers, and clothes washers have also been installed. A 30 kW rooftop photovoltaic array provides approximately 30,000 kWh per year for the building (or 10% of its predicted usage).

## The Edge Lofts

1405 Clinton Street  
Hoboken, New Jersey 07030

BIJOU PROPERTIES

