

ENERGY STAR Multifamily High Rise Building Profile

Beachview Residences

3850 Atlantic Avenue
Atlantic City, New Jersey 08401

**Building Developer:**

RPM Contracting, LLC

Licensed Professional:

Doug McCleery, MaGrann Associates

Year Certified:

2016

Construction Type:

Gut Rehab

Sector:

Affordable Housing

Technologies Used:

- 95% efficient gas furnaces
- 15 SEER AC
- 94% efficient central gas domestic water heater

Building Description:

Beachview is a gut-rehab, affordable housing development in Atlantic City, New Jersey. This 6-story building offers 58 ENERGY STAR certified units; 53 one-bedroom and 5 two-bedroom.

The metal-framed walls are insulated with a combination of R-19 fiberglass batts in the stud cavity, and 2" of close cell spray foam in the stud cavity. The roof consists of a minimum 5" rigid insulation (R-30). Vinyl-framed, ENERGY STAR certified windows (U-0.32/SHGC-0.4) 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 individual gas-fired, ENERGY STAR certified furnaces. Efficient central air conditioning (SEER 12.2) is also provided. The forced air systems were 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 94% efficient central gas water heater and low-flow fixtures further reduce energy use in the building.

Energy modeling projects annual energy cost savings of 27%, or ~\$22,000, compared to the same building being constructed to minimally meet the ASHRAE 90.1-2007 standard.

