

ENERGY STAR Multifamily High Rise Building Profile

Element Uptown

355 W. Martin Luther King Jr. Blvd
Charlotte, North Carolina 28202

CHILDRESS KLEIN
PROPERTIES



Building Developer:

Childress Klein Properties

Licensed Professional:

Rule Joy Trammell +Rubio Design

Year Certified:

2015

Construction Type:

New Construction

Sector:

Market Rate

Technologies Used:

- ENERGY STAR certified appliances
- Low-flow, WaterSense certified fixtures
- High efficacy lighting
- High efficiency heat pumps serving common spaces
- Demand controlled ventilation in garage



Building Description:

Element Uptown (formerly South Mint Apartments) is a new construction, 22-story, 352-unit multifamily property, featuring studios, 1-bedroom, and 2-bedroom apartments, that sits atop 6 stories of residential parking garage.

The apartments have forced-air distribution for heating and cooling, with heating provided by electric resistance and cooling provided by a SEER 14 air conditioner. Domestic hot water is provided to each unit by an electric storage water heater (EF 0.93) and energy consumed is reduced through the use of low-flow showerheads, faucets and ENERGY STAR certified dishwashers and clothes washers in each unit. In addition, ENERGY STAR certified refrigerators, exhaust fans and high-efficiency lighting are installed to further reduce the electricity consumption in the apartments of the building. The units were tested at airtightness levels of 0.10 CFM50 per square foot of enclosure, surpassing program requirements by more than 50%. This level of compartmentalization will reduce resident energy costs, improve comfort and indoor air quality.

In the common area, occupancy sensors and high-efficiency lighting are used to reduce the energy consumed, and in the garage, CO sensors are used to minimize the operation of the ventilation fans, while meeting requirements for indoor air quality.

Annual energy cost savings of 15% are expected, when compared to a building that meets ASHRAE Standard 90.1-2007.