

ENERGY STAR Multifamily High Rise Building Profile

Building Developer:

Franklin Development Group, LLC

Licensed Professional:

Doug McCleery, MaGrann Assoc.

Year Certified:

2016

Construction Type:

New Construction

Sector:

Affordable Housing

Building Description:

Franklin Manor is a 4 story, 86 unit building in Belleville, New Jersey, with a mix of one and two bedroom ENERGY STAR Certified units.

The apartments have low-E double-pane wood-framed windows (U-value of 0.3 and SHGC of 0.32), R-38 batt roof insulation, and R-21 batt insulation in wall cavities. The units were tested at airtightness levels of 0.26 CFM50 per square foot of enclosure, surpassing program requirements by 13%. The level of compartmentalization will reduce resident energy costs, and improve comfort and indoor air quality.

Each apartment has a 96 AFUE in-unit gas-fired furnace and SEER 15 split system air conditioning. All ducts are tightly sealed, resulting in less than 8 CFM25/100ft². Central domestic hot water is provided by a 96% efficient gas-fired boiler. The gas needed to heat the water is reduced through the use of WaterSense certified showerheads, low-flow faucets, and ENERGY STAR certified clothes washers.

ENERGY STAR certified refrigerators and exhaust fans, as well as efficient lighting fixtures are installed to further reduce the electricity consumption in the apartments of the building.

The project is modeled with projected cost savings of 20% over a building that meets ASHRAE Standard 90.1-2007.

Franklin Manor

608 Mill Street
Belleville, New Jersey 07109

 Franklin Development Group, LLC

