

# ENERGY STAR Multifamily High Rise Building Profile

**Building Developer:**

RPM Development

**Licensed Professional:**

Doug McCleery, MaGrann Associates

**Year Certified:**

2015

**Construction Type:**

New Construction

**Sector:**

Mixed income, Mixed Use

## Milan & Main at City Center

20 West Milan Ave & 49 South Main St  
Pleasantville, New Jersey 08232

**Technologies Used:**

- 96% efficient gas-fired furnaces
- SEER 16 split system AC
- 97% efficient central gas-fired DHW

**Building Description:**

Milan & Main at City Center provides two four-story, new construction buildings in downtown Pleasantville. Together, they offer 135 ENERGY STAR certified units: 24 one-bedroom units, 104 two-bedroom units, and 7 three-bedroom units.

The above grade wood-framed walls are insulated with R-21 fiberglass batts in the 2x6 stud cavity and 1" of continuous XPS (R-5) on the exterior. The attic is insulated with R-60 fiberglass batts and an additional 2" of polyisocyanurate is installed at the roof deck. High performance vinyl framed double pane windows (U-0.30/SHGC-0.31) and excellent air-sealing complete the envelope.

In-unit heating and cooling is provided by efficient individual gas-fired furnaces and split system AC, with ductwork tested at less than 8% duct leakage. Central gas-fired water heaters provide hot water to all the units, and hot water demand is reduced through low flow faucets and WaterSense certified showerheads. ENERGY STAR certified refrigerators, dishwashers, and common area clothes washers are used throughout the building, along with CFL and LED lighting. Ventilation is provided with ENERGY STAR certified exhaust fans and measured air flow confirms that rates meet the ASHRAE 62.2-2007 standard.

These buildings are projected to have 19-22% lower energy costs than buildings constructed to the ASHRAE 90.1-2007 standard, for approximately \$41,000 per year in savings.