

ENERGY STAR Multifamily High Rise Building Profile

Building Developer:

Conifer Realty, LLC

Licensed Professional:

Doug McCleery, MaGrann Associates

Year Certified:

2015

Construction Type:

New Construction

Sector:

Affordable Housing

Rittenberg Manor

528 Philadelphia Avenue
Egg Harbor City, New Jersey 08215

**Technologies Used:**

- ENERGY STAR certified windows and furnaces
- 14.7 SEER central air conditioners
- ENERGY STAR certified appliances & exhaust fans
- WaterSense certified toilets and showerheads

**Building Description:**

Rittenberg Manor is a new construction, affordable housing development, designed specifically for residents over the age of 62. This 4-story building offers 101 ENERGY STAR certified units; 85 one-bedroom, and 16 two-bedroom.

The wood-framed walls are insulated with R-21 fiberglass batts in the stud cavity and R-38 blown fiberglass is installed in the attic. The slab-on-grade is insulated with 2" of XPS (R-10), vertically for 3 feet. Vinyl-framed, ENERGY STAR certified windows (U-0.29/SHGC-0.27) and great air-sealing strategies complete the envelope. The units were tested for envelope leakage, 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 14.7) is also provided. The forced air systems were also 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 and parking lot.

Energy modeling projects annual energy cost savings of 17%, or ~\$20,000, compared to the ASHRAE 90.1-2007 Standard Baseline Building.