

ENERGY STAR Multifamily High Rise Building Profile

Building Developer:

Novare Group

Licensed Professional:

Jordan & Skala Engineers, Inc.

Year Certified:

2013

Construction Type:

New Construction

Sector:

Market Rate

Building Description:

SkyHouse Midtown is a 23-story, mixed-use building, with 320 apartments and retail on the first floor. There are a mix of studios, 1-bedroom, 2-bedroom, and 3-bedroom apartments.

The walls have R-13 fiberglass batt insulation between the metal framing and 2" of continuous rigid XPS insulation (R-10) to reduce thermal bridging. There is R-30 of rigid insulation above the roof deck. Thermally broken, double-pane, aluminum frame windows have a U-0.39 and SHGC-0.23. The apartments have 50% less air leakage than allowed by the ENERGY STAR Multifamily High Rise Program.

Apartments have in-unit forced air heating and cooling via efficient right-sized heat pumps with tight ductwork that has less than 5% leakage. ASHRAE 62.2 ventilation is provided by ENERGY STAR certified bathroom exhaust fans, which run at a continuous low-speed and can boost to higher speeds when occupied. Low flow faucets and showerheads reduce both energy and water consumption. Compact fluorescent lighting and ENERGY STAR certified refrigerators, dishwashers, and clothes washers have also been installed.

Outside the apartments, occupancy sensors for lighting have been installed in all common spaces, further reducing electricity use. Energy modeling estimates 16% annual energy cost savings compared to ASHRAE 90.1-2007.

SkyHouse Midtown

1080 West Peachtree Street
Atlanta, Georgia 30309

<http://skyhousemidtown.com/green-living/>

