

# ENERGY STAR Multifamily High Rise Building Profile

## SkyHouse South

100 6th Street  
Atlanta, Georgia 30308

**Building Developer:**

Novare Group

**Licensed Professional:**

Jordan & Skala Engineers, Inc.

**Year Certified:**

2015

**Construction Type:**

New Construction

**Sector:**

Market Rate

**Technologies Used:**

- High Efficiency Envelope
- Air Source Heat Pumps
- Low Flow Plumbing Fixtures
- ENERGY STAR Appliances & Exhaust Fans
- High Efficacy Lighting

**Building Description:**

SkyHouse South is a 23 story, market-rate apartment building with 320 dwelling units. There are a mix of studios, 1-bedroom, 2-bedroom, and 3-bedroom units.

The residential envelope is comprised of high efficiency and Low-E curtainwall glazing, achieving U-0.39, and opaque walls have R-13 fiberglass batt insulation between metal framing as well as 2" rigid insulation (R-9.5) to reduce thermal bridging. The roof deck is insulated above the deck with R-30 insulation.

Apartments have in-unit forced air heating and cooling via efficient heat pumps. These heat pumps were sized appropriately for apartment loads, and supply ductwork was sealed and tested to have no more than 8% leakage. ASHRAE 62.2 local exhaust and whole-house 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. High efficacy compact fluorescent lighting and ENERGY STAR certified refrigerators, dishwashers, and clothes washers have also been installed.

Outside the apartments, occupancy sensor controls are installed in all common spaces, to further reduce electricity use. Energy modeling estimates 15% annual energy cost savings using the ASHRAE 90.1 2007 Performance Rating Method.