

PARTY WALLS

"ONE MAN'S CEILING
IS ANOTHER MAN'S FLOOR"

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A bimonthly update on Steven Winter Associates, Inc.'s work in the realm of multifamily housing

Multifamily ENERGY STAR Pilot Takes Off

Multifamily buildings are notorious energy hogs. Now the **Environmental Protection Agency's** national ENERGY STAR labeling program is setting out to see just how much more efficient these buildings can be. Steven Winter Associates (SWA) has teamed up with the **New York State Energy Research and Development Authority (NYSERDA)** and three affordable housing developers on a pilot project to develop "better than code" energy standards for multifamily buildings. ENERGY STAR labeling and associated incentives were previously limited to smaller buildings, but based on the work recently completed by a national working group to develop high-rise multifamily protocols for ENERGY STAR, New York State is taking the lead in piloting the proposed procedures. Team members will pilot proposed ENERGY STAR protocols at four high-rise multifamily facilities in cooperation with three developers: **Women's Housing & Economic Development Corporation, Blue Sea Construction, and Dunn Development Corporation** (which is building the project shown in the rendering below). SWA will model each building's energy performance and the percentage improvement above the national performance baseline set by ASHRAE Standard 90.1. Heat loss calculations and overall building efficiency analysis will be used to promote construction best practices and value engineer improved building performance. In addition, a benchmarking analysis will be used to compare each of the proposed building designs to the national Residential Energy Consumption Survey (RECS) data collected by the **U.S. Department of Energy**. SWA analysts will compare high-efficiency measures to the standard baseline design to illustrate the impact of each variation on energy efficiency. Incremental increases in design or construction costs associated with each efficiency measure will be calculated and evaluated. NYSERDA plans to use data from the pilot to establish the up-front cost of efficiency and to set cost-effective efficiency goals for future construction projects. It is the overall goal of pilot projects like the one in New York to help generate EPA-approved standards for ENERGY STAR labeling of high-rise multifamily buildings nationally.

