



## Energy efficient building practices yield savings in multifamily properties

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If you're planning a new multifamily building, consider incorporating the latest technologies in energy efficiency. You'll not only save in energy costs over the life of the building, you could also qualify for attractive incentives from New York State Energy Research and Development Authority (NYSERDA).

With the Multifamily Performance Program (MPP) from NYSERDA, your new construction project could qualify for an initial incentive payment up to \$20,000, plus additional incentives up to \$1.50/s/f. Here's an example: The Andrew, a 50-unit affordable housing complex in Queens (developed by The Bluestone Org.) participated in the MPP program for New Construction, and received a final incentive payment this past April. In total, the building received \$120,000, based on a projected energy savings of 29% (vs. comparable residential new construction). The results are even more impressive with an annual \$160/unit cost to heat the building.

MPP partner Steven Winter Associates, Inc. provided the technical consulting and helped the building earn Energy Star certification.

What building practices and technologies yielded these impressive savings?

- \* 85% efficient, direct-vent, natural gas-fired boilers and water heaters are used in the rooftop boiler room
- \* Insulated concrete forms were used for all exterior walls (the airtight insulation techniques provided an effective value of R-20)
- \* Airtight construction practices reduce heat loss in the winter
- \* A combination of double-, triple- and quadruple-glazed windows were installed to optimize savings and reduce noise
- \* All in-unit appliances and lighting fixtures are Energy Star-qualified
- \* All corridor and stairwell lighting fixtures utilize integrated occupancy sensors
- \* Thermostatic controls are used in every room of the building
- \* Small circulator pumps and booster pumps are used to improve efficiency of heating and domestic hot water
- \* Every bathroom and kitchen uses a unitized ventilation concept, which provides for improved indoor air quality

To learn more, go to [www.nyserda.org/multifamily](http://www.nyserda.org/multifamily).

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