

# WINTERGREEN

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A monthly update on Steven Winter Associates, Inc.'s work in the realm of Energy Efficient, Sustainable, and High-Performance Buildings

## New Jersey: Energy Efficiency in Multi-family Senior Housing



600 County Ave.,  
Secaucus, New Jersey



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Secaucus, New Jersey

Steven Winter Associates was selected to perform an energy audit for the **Secaucus Housing Authority** through the **New Jersey Office of Clean Energy's Local Government Energy Audit Program (LGEA)**. It was the first completed energy audit for a Housing Authority in the LGEA Program. The three selected buildings in the audit consist of high-rise, multi-family, and public senior housing.

The audit process included meetings and interviews, building walk-throughs, field testing, compilation, analysis and benchmarking of energy data for each building, recommendations for energy conservation, and energy purchasing and procurement strategies.

The energy conservation measures recommended included:

- lighting upgrades to the interior as well as exterior and parking area
- weather-stripping exterior doors
- replacement of windows
- retro-commissioning
- installing new occupancy sensors
- programmable thermostats for baseboard heaters
- replacing an electric make-up air handler with a unit run on natural gas
- replacing a 75-ton chiller
- installation of Energy Star appliances
- installing an ENERGY STAR™ roof with increased insulation
- re-configuring a heating plant, including separating domestic hot water from the main heating plant
- installing a photovoltaic system on two separate building roofs, or mounted on canopies over parking areas, including a 91.8 kW system and a 53.4 kW system. These systems will offset electricity use buildings elsewhere.



777 Fifth St.,  
Secaucus, New Jersey

The total savings that SWA calculated as a result of implementing the recommended energy conservation measures in the audit is:

- more than \$71,000 annually in energy cost savings
- 893,698 kWh savings annually
- 1,638,000+ lb CO<sub>2</sub> emission reductions, which is equivalent to removing approximately 123 cars from the roads each year.

SWA also worked with the Secaucus Housing Authority to determine all available incentive programs to maximize the value of the recommended improvement measures. The Housing Authority is interested in the implementation of the proposed measures and potentially participating in the Pay-for-Performance, Direct Install and PV Programs.

For more information, please contact Lauren Brust at [lbrust@swinter.com](mailto:lbrust@swinter.com).

## SWA Joins the US Green Building Council's New York Chapter to help "green" NYC Codes



As part of the **PlaNYC** initiative Mayor Bloomberg and City Council Speaker Quinn tasked the **Urban Green Council** with forming a task force (**The Green Codes Task Force**) to propose 'green' changes to the laws and regulations that govern construction in New York City. This initiative is the first of its kind and is expected to have a tremendous impact in shaping the future of living and building in New York City and beyond.

Three SWA Staff members were asked to help lead these efforts and chaired committees within the GCTF. Andy Hathaway and Chris Diamond co-chaired the committee that addressed the impact building materials have on the environment and Indoor Air Quality. Marc Zuluaga co-chaired the committee which addressed the design and construction of housing in New York City.

On February 1<sup>st</sup>, the Task Force released 111 recommendations covering a broad spectrum of issues the committees felt should be addressed in the various codes that govern New York City's buildings. The intent of the recommendations is to remove impediments to green design; increase sustainable design and construction practices through prescriptive and performance measures; and to enable the inhabitants of the city to lead healthier lives.

The recommendations were varied and included items such as requiring new low-rise residential buildings to meet ENERGY STAR™ criteria; promoting the use of stairs over elevators; removing zoning restrictions for alternative energy infrastructure; and phasing out the use of #4 and #6 fuel oils for boilers.

Many of the recommendations will take years to implement. However, others will be executed immediately and all will be continually refined. We are excited to watch the progress of this initiative and are eager to see it spread to other cities.

For more information, visit <http://www.urbangreencouncil.org/greencodes/> or contact Christopher Diamond at [cdiamond@swinter.com](mailto:cdiamond@swinter.com).

*New York House* magazine is creating a map of green residential homes and developments in New York City and the Hudson River Valley. The map, which includes several projects supported by Steven Winter Associates, Inc., can be found on the magazine's website: <http://www.newyorkhousemagazine.com/> as well as in the February issue. Projects certified under the **USGBC's** rating systems are included, as well as other high performance green homes. While the map is intended for cross-marketing (links to a developer's website are offered for a fee), it provides a useful snapshot for both construction industry professionals and consumers interested in seeing the spread of green homes.

## Announcements

**ULI** - SWA has partnered with **Urban Land Institute** to sponsor its "**Eds & Meds**" event. Join us for a discussion with David Wood, Director of the **Initiative for Responsible Investment**, Robin Geunther, **Perkins & Will** and representatives of **Yale University's Office of Sustainability**. February 24th, 6:00-8:00 p.m., Stamford, CT, Click [HERE](#) for more info. Contact: Kristy O'Hagan [kohagan@swinter.com](mailto:kohagan@swinter.com)

For more information visit the SWA Website: [swinter.com](http://swinter.com)

### IBPSA—SimBuild 2010 Conference

**IBPSA-US** will hold its national conference on building simulation from Aug. 11 - Aug. 13, 2010 at the **New York University** campus in Lower Manhattan. This is the fourth in a series of biennial conferences meant to improve the design and operation of buildings through advances in the modeling and simulation of building performance. The conference is open to all, world-wide. <http://ibpsa.us/simbuild2010/>



SWA staff member Kajal Chatterjee along with the organizing committee invites volunteers in all aspects of planning. Volunteers will directly interact with professionals from many backgrounds who share a passion for Building Science. Come join the fun and excitement! Please send resumes or a short note of intent to: Kajal Chatterjee, Organizing Committee Member, at [kchatterjee@swinter.com](mailto:kchatterjee@swinter.com).

*WinterGREEN* is published monthly by Steven Winter Associates, Inc., 50 Washington Street, Norwalk, CT 06854. SWA is solely responsible for content and cost of publication. For further information contact Helki Roundtree at SWA, phone 203-857-0200 ext. 292, fax 203-852-0741, e-mail: [hroundtree@swinter.com](mailto:hroundtree@swinter.com). Visit us at [swinter.com](http://swinter.com).