

WINTERGREEN

WinterGreen is a monthly publication from **Steven Winter Associates** designed to keep you updated on the latest news and information regarding energy efficiency, sustainability, and high performance buildings.

THE SPOTLIGHT ON LINDENGUILD HALL

For one Bronx-based project, SWA's sustainability consulting services were retained by the Lantern Organization, a not-for-profit housing developer and service provider that has been actively addressing housing needs and providing an array of social initiatives for the NYC community. In addition to being socially responsible, the organization is dedicated to being environmentally responsible. In the case of Lindenguild Hall, the Lantern Organization is adding another affordable and sustainable project to its growing portfolio. By partnering with SWA, the building has been enrolled in [NYSERDA's Multifamily Performance Program \(MPP\)](#) and the [USGBC's LEED for Homes](#) program, seeking incentive funding and LEED certification.



Lindenguild Hall—Bronx, NY

Designed by Harden + Van Arnam Architects, Lindenguild Hall is a 104-unit multifamily residential project that provides permanent shelter for under-served populations. Amenities such as on-site supportive service programming, classroom and activity space, and outdoor garden space provide an enriched living experience for tenants.

Lindenguild's sustainable and energy efficient design features, including high-efficiency boilers, a high-performance envelope assembly, low-emission finishes, high-efficiency plumbing fixtures, and water-efficient landscaping and irrigation system, all contribute towards meeting MPP and LEED for Homes programmatic requirements. However, there is one feature in particular that separates this building from other affordable and supportive housing projects in the area...its photovoltaic array.



Solar PV System

Located on the building's light-colored, high-albedo roof, this 66-module solar electric array captures energy to help power lighting, heating, and cooling systems within the building's common spaces and to reduce its overall demand on the City's electric grid. Solar Energy Systems oriented and angled the solar panels to optimize the amount of energy captured. One particularly beneficial feature of the Lindenguild Hall's photovoltaic system is its online monitoring system, which is accessible by the building managers and provides real time results, including the array's current solar generation in kW (kilowatts) and the overall kWh (kilowatt-hours) generated to date. Providing this data to owners

and building managers is one key way to help assess the positive impacts that renewable energy systems can have on buildings.

All in all, SWA is proud to continue to work with teams on projects that achieve sustainability and energy efficiency goals.

Learn more about other projects here: www.swinter.com/projects-multifamily.htm

For more information, please contact Katie Schwamb at kschwamb@swinter.com

DE BLASIO SELECTS EXPERTS TO CHAMPION 2050 GOALS

New York City Mayor, Bill de Blasio, recently announced the launch of the Technical Working Group (TWG) of the NYC *One City: Built to Last* program. The formation of the TWG represents a key step in advancing the Mayor's green buildings plan and reaching the goal of an 80% reduction in greenhouse gas emissions in NYC by 2050.



The TWG is made up of a mix of NYC's world-class real estate industry leaders, architects, engineers, labor unions, affordable housing experts, and environmental advocates. The charge to the group is to help develop those policies and programs necessary to transform the city's building stock, working toward a 30 percent reduction in building-based emissions by 2025 and placing the city on the path to 80 by 50.

Among the TWG members is our own Steven Winter, who will support the TWG's efforts to help develop the performance targets necessary to achieve building based GHG reductions.

Read the full story here: <http://www1.nyc.gov/office-of-the-mayor/news/116-15/mayor-de-blasio-green-buildings-technical-working-group-another-major-step-toward-80-by>

SWA PROJECT WINS RESNET 2015 CROSS BORDER CHALLENGE AWARD



The Benker Residence—Glastonbury, CT

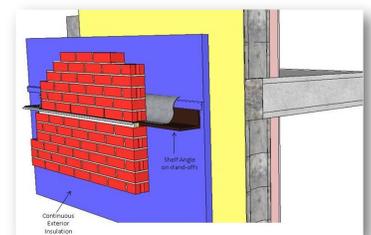
This year's award for the lowest Home Energy Rating System (HERS) score with photovoltaics (PV) was presented to Bob Dykins of Glastonbury Housesmith for his work on the Benker Residence. The award, presented by RESNET (the Residential Energy Services Network) and its Canadian counterpart, CRESNET (the Canadian Residential Energy Services Network), is part of the RESNET 2015 Cross Border Challenge. The home, built by Mr. Dykins, and located in Glastonbury, CT, earned a HERS score of -23.

SWA provided consulting services for the award-winning project through its role as ENERGY STAR® rater, LEED® for Homes™ provider and rater, and National Green Building Standard (NGBS) verifier. SWA nominated the builder for this award and is also guiding the team through the EPA Indoor airPLUS and Water Sense label programs, DOE Zero Energy Ready Home certification, and CT Zero Energy Home Challenge.

Read more in the Press Release <http://www.prweb.com/releases/2015/02/prweb12527402.htm>

LET'S GET TECHNICAL: SHELF ANGLES

Shelf angles (also known as relieving angles) are designed to support the expansion and contraction of brick coursing in exterior walls. However, installation of shelf angles presents a direct challenge to the continuity of exterior insulation, as standard design details interrupt the exterior insulation at every shelf angle, typically at every floor in line with window lintels.



A wall section with an offset structural shelf angle

The multifamily building industry has adopted a best practice touted by the building science community to ensure continuous insulation at the exterior of the building. Insulation is installed flush and without gaps against the exterior substrate (concrete block or sheathing) with an air barrier applied to the substrate beforehand. Yet even in this ideal circumstance, the overall performance of the insulation will be vastly reduced by the installation of shelf angles.

SWA recommends limiting and offsetting shelf angles in response to this challenge. Read more about these recommendations and findings on our [Party Walls Blog](#).

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