



WHAT'S "GREEN" ABOUT INTERVALE GREEN?

The largest ENERGY STAR affordable housing development, Intervale Green is a high-performance building that will spend 33% less on energy bills than a standard building.

- Lower utility costs to residents by 30%
- Reduce building's CO₂ emissions.
- Keep rents affordable by reducing operating costs

High Performance Building Measures

BUILDING ENVELOPE

- Roof - 4" polyisocyanurate, total roof assembly R-28
- Walls - change to 2" rigid exterior insulation & 3 ½" of R-11 batt interior insulation, total R-20
- Windows - Low-e argon with aluminum frame, U=0.44, SGHC=0.427
- Foundation - 2" rigid exterior insulation, R-12
- Apartments – Air sealed and ventilated for maximum thermal comfort

HEATING AND DHW

- 4 Laars Pennant 85% efficient space heat boilers
- 4 Laars Pennant 85% efficient water heating boilers
- 4 AO Smith R-16 hot water storage tanks
- Low-flow faucet aerators and showerheads

LIGHTING & LIGHTING CONTROLS

- 6W LED exit signs
- Bi-level lighting in stairwells
- Occupancy sensors in all non-apartment spaces
- Linear fluorescent or compact fluorescent lighting in apartments and common areas

APPLIANCES

- Energy Star refrigerators and clothes washers

VENTILATION

- Central exhaust ventilation system with ALDES Constant Air Regulating Dampers at each floor to achieve 30 CFM in bathrooms and 30 CFM in kitchens

GREEN BEYOND ENERGY SAVINGS

- **Reduce stormwater runoff and burden on sewer system**
Extensive green roof stores water during a rain event and filters water before re-entering the city water system.
- **Provide much needed green space for community**
2 landscaped courtyards for residents; 40+ new street trees planted in continuous tree pits
Public sculpture garden feature local art for community
- **Improve indoor air quality**
Air sealed apartments provide thermal comfort and energy savings. Reduce indoor pollutants by using low-VOC paints, sealants and adhesives that comply with the South Coast Air Quality Management District (SCAQMD) guidelines. Kitchen countertop substrate is replaced with formaldehyde and urea free particleboard.
- **Reduce building's CO2 emissions and fight global warming**
High-recycled content flooring in apartments is a more durable, cost effective, and greener option than the typical wood flooring. Donated marble and Italian porcelain tile that would otherwise become landfill waste are installed throughout the building. Low-flow aerators and showerheads conserve water usage.
- **Improve site conditions and environmental quality**
Built on a former dumping ground and brownfield, Intervale Green's site underwent significant environmental remediation. Tons of contaminated soil and gallons of contaminated water were decontaminated and removed, and replaced with 2 feet of clean top soil so that plants can thrive.

DEFINITIONS & ACRONYMS

AFUE: Annual Fuel Utilization Efficiency

ASHRAE: American Society of Heating, Refrigerating, and Air-Conditioning Engineers

CFL: Compact fluorescent lights

CFM: Cubic feet per minute to measure airflow

CO: Carbon monoxide

DHW: Domestic hot water

GPM: Gallons per minute

LED: Light-emitting diodes offer better light quality than incandescent bulbs, last 25 times as long, and use even less energy than CFLs.

Low-e: Low-emissivity glass coating or film. Double-pane windows with low-e coating on the glass reflect heat back into the room during the winter months.

NYSERDA: New York State Energy Research and Development Authority

R-value: Indicates an insulation's resistance to heat flow. The higher the R-value, the greater the insulating effectiveness.

SHGC: Solar heat gain coefficient measures how much solar heat is allowed into the room

U-value: Indicates insulation of windows. The lower the U-value, the better the insulation.

VOC: volatile organic compounds are emitted as gases from certain solids or liquids. VOCs include a variety of chemicals, some of which may have short- and long-term adverse health effects.