

Home Energy Rating Certificate

UNOFFICIAL



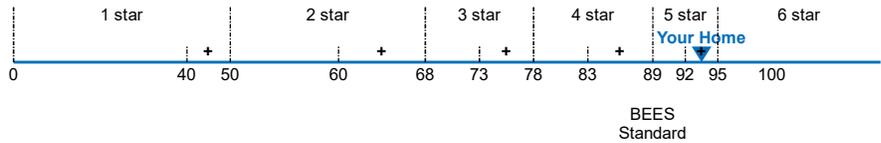
The Home Located At:
Airport Heights Senior Housing
 Anchorage, AK 99508

Has Been Energy-Rated As:

★★★★★+

Five Star Plus

Efficiency Score	Renewables Bonus	Combined Score
93.5 points	0.0 points	93.5 points



Amount of CO2 Produced by the Home

180,000 pounds per year

Projected Annual Energy Costs

\$37,542 per year

Breakdown of Costs, \$ Per Year

Floor	\$463
Wall/Door	\$1,448
Window	\$1,416
Ceiling	\$374
Air/Vent	\$2,921
Htg System Loss	\$509
Hot Water	\$2,713
Cooling	\$0
Lights/Appl.	\$27,700
Renewables	\$0

Client: Cook Inlet Housing Authority
 Rater's City: Anchorage, AK. 99503
 ver. 2.17.0.0, library: 8/21/2025, Rating Type: From Plans

Rater: Michael Parker, Cook Inlet Housing Authority
 Contact: 9077933013, mparker@cookinlethousing.org

Date: 10/24/2025

I certify that this Rating is true and correct, to the best of my knowledge and belief:

 Rater Signature



Energy Cost and Features Report

(DOCUMENT DOES NOT NEED TO BE RECORDED)

Property: Cook Inlet Housing Authority
 Airport Heights Senior Housing
 Anchorage, AK 99508

Rater: Michael Parker
 Cook Inlet Housing Authority
 3510 Spenard Road
 Anchorage, AK. 99503

House: Multi-Family, Whole Building
 Living Floor Area: 25,750 square feet
 No Attached Garage

Rating: From Plans

Envelope Efficiency	
Floor Insulation	R-39.9 *
Wall/Door Insulation	R-17.3
Ceiling Insulation	R-49.4
Window U-Value	U-0.41
Window SHGC	0.45
Window to Wall Ratio, Living Space	17.0%
South Facing Window Area	872 square feet
Air Leakage	2.4 Air Changes per Hour at 50 Pascals
	0.20 Air Changes per Hour Natural

* Includes the insulating value of the ground in contact with these components.

Space Heating System	
Fuel	Natural Gas
System Type	Boiler
Model	High efficiency boiler tied to indirect
Efficiency	95%
Btu/hr Output	38,000 - 380,000 Btu/hr
Primary Htg. Sys. Design Load	355,040 Btu/hr
Garage Htg. Sys. Design Load	0 Btu/hr
Supplemental Fuel	None
Thermostat Setting	70.0 degrees F
Setback Thermostat	Yes, Controls Entire Home

Water Heater	
Efficiency	90%
Location	Conditioned Space
Fuel Type	Natural Gas

Space Cooling System: None Present

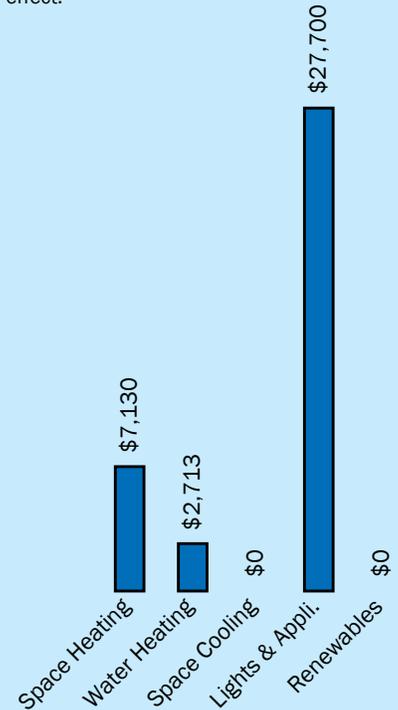
Ventilation	
System Type	Continuous Ventilation without Heat Recovery
Required Ventilation	439 CFM
Measured Ventilation	600 CFM

Other	
Number of Bedrooms	27
Clothes Dryer Fuel	Electricity
Cooking Range Fuel	Electricity
Oven Fuel	Electricity
Miscellaneous Lights/Appliance Use	Low
CAZ Test Normal Conditions	Pass

ver. 2.17.0.0, library: 8/21/2025, file: Airport Heights senior housing \$40 reduction past baseline.hm2

Estimated Annual Energy Costs

Actual use and costs may vary from these estimates depending upon weather conditions, occupant life styles and utility rates currently in effect.



Electricity: \$0.2392/kWh, Natural Gas: \$1.23/ccf
 Space Heating: 794 kWh of Electricity, 5,653 ccf of Natural Gas
 Water Heating: 2,210 ccf of Natural Gas
 Space Cooling:
 Lights & Appliances: 115,786 kWh of Electricity

