

# AkWarm Home Inputs

## Client

Cook Inlet Housing Authority  
3510 Spenard Rd  
Anchorage, AK 99503  
*Phone:* 9077933013  
*Email:* mparker@cookinlethousing.org

## Home Location

BAXTER PH.2 BUILDING TYPE G  
Anchorage, AK 99504

*Reference City:* Anchorage  
*Electric Utility:* Chugach Electric North - Residential  
*Gas Utility:* Enstar Natural Gas - G1 (Res)

## Rating Information

*Rating Type:* From Plans  
*ID:* CIHA-Baxter Ph.2 BLDG G  
*Date:* 3/31/2026

## Rater

Richard R. Owens  
Residential Energy Designs  
P.O. Box 4857  
Palmer, Alaska 99645  
*Phone:* 9072325644  
*Email:* rich\_r\_owens@hotmail.com

## Occupancy

13 Occupants  
Rental

## House Type/Size

*House Type:* Multi Family - Whole Building  
*# of units in building:* 4  
*Year Built:* 2026  
*Heated Floor Area, sq.ft.:* 3,845  
*Conditioned Garage Floor Area, sq.ft.:* 0  
*# of Bedrooms:* 9  
*Windshielding:* Average

## Actual Energy Costs

*Annual Fuel Cost:* \$0.00  
*Annual Electric Cost:* \$0.00

## Air

*From Blower Test CFM @ 50 Pascals:* 2555  
*ACH @ 50 Pascals:* 3.50  
*Average Ceiling Height to Ground or Exposed Floor:* 18.5  
*Heated Volume:* 43,777  
*Ventilation System Type:* Mechancial with no Heat Recovery  
*System has controls to operate at less than maximum flow:* Yes

## Heating

*Thermostat Setpoint:* 70

*Night Setback Thermostat:* All of Home

**Primary System**

*Fuel Type:* Natural Gas

*Equipment Type:* Condensing boiler

No chimney, no draft hood; electric ignition, induced draft fan; either conventional or pulsed combustion burner; small vent fitted to outside of house

*Certified AFUE:* 95

*Output BTU Rating:* 11,000 - 110,000 (modulating)

*Upgrade Devices:* None

*Heat Distribution:* Hydronic

0% in Un-conditioned Space, Not Insulated

0% in Semi-conditioned Space, Not Insulated

**Secondary System**

No System Installed

**Cooling**

*Cooling System:* None Present

**Hot Water Heater**

*Fuel Type:* Natural Gas

*Equipment Type:* Indirect (sidearm) -efficient

Uses home's boiler as heat source; hot water is circulated through a heat exchanger in a separate insulated storage tank

*Energy Factor:* 0.9

*Location:* Conditioned Space, > 60 deg F

**Other**

*Dryer:* Electricity

*Range:* Electricity

*Oven:* Electricity

*Misc. Electric Use:* Average

**Fuel Prices**

*Electricity, (\$/kWh):* \$0.23 (Approx. Utility Price)

*Natural Gas, (\$/ccf):* \$1.24 (Approx. Utility Price)

**Shell Components**

**Floors - Total Area 2,445.2 sq. ft.**

**Below Grade Floor Perimeter: House Level 1**

*Temperature:* Living Space

*Gross Area, Sq. Ft.:* 979.2

260.8\*4

-64

*Distance to Grade:* 3.5 feet below

*Insulation for 0' to 2' Perimeter:* None

*Insulation for 2' to 4' Perimeter:* None

*Insulation Quality:* OK

*Calculated R-Value:* 15.7

**Below Grade Floor Center: House Level 1**

*Temperature:* Living Space

*Gross Area, Sq. Ft.:* 1,314

2293-979

*Distance to Grade:* 3.5 feet below  
*Center Insulation:* None  
*Insulation Quality:* OK  
*Calculated R-Value:* 43.1

**Above Grade Floor: Cant floors**

*Temperature:* Living Space  
*Gross Area, Sq. Ft.:* 152  
*Exposure:* Cantilever  
*Framing Type:* I-Joist (TJI)  
*Insulating Sheathing:* None  
*Top Insulation Layer:* None  
*Bottom Insulation Layer:* Polyurethane (PLUR), 4 inches  
*Insulation Quality:* OK  
*Calculated R-Value:* 28.7

**Walls - Total Area 4,978 sq. ft.**

**Below Grade Wall: Foundation wall**

*Temperature:* Living Space  
*Wall Length, Ft.:* 260.8  
*Average Wall Height:* 4  
*Top of wall section:* 0.5 Ft. Above Grade  
*Is a Crawlspace Wall:* Yes  
*Wall Type:* Strapped Masonry  
*Insul. Sheathing:* EPS Type I - psi 10, 4 inches  
*Masonry Wall:* Concrete block, 2 core  
*Framed Wall:* 2 x 6, 24" on center  
*R-21 Batt:FG or RW,* 5.5 inches  
*Insulation Quality:* OK  
*Calculated Area, Sq. Ft.:* 1,043.2  
*Calculated R-Value:* 38.9

**Above Grade Wall: L2 Rim Joist**

*Temperature:* Living Space  
*Gross Area, Sq. Ft.:* 176.4  
*Wall Type:* Single Stud  
*Siding Configuration:* Siding and Sheathing  
*Insul. Sheathing:* None  
*Structural Wall:* 12" TJI, 16 inches on center  
*Polyurethane (PLUR),* 4 inches  
*Window and door headers are insulated:* Yes  
*Insulation Quality:* OK  
*Calculated R-Value:* 26.9

**Above Grade Wall: House walls**

*Temperature:* Living Space  
*Gross Area, Sq. Ft.:* 3,758.4  
260.8\*9  
176.4\*8  
*Wall Type:* Single Stud  
*Siding Configuration:* Siding and Sheathing  
*Insul. Sheathing:* None  
*Structural Wall:* 2 x 6, 16 inches on center  
*R-21 Batt:FG or RW,* 5.5 inches  
*Window and door headers are insulated:* Yes  
*Insulation Quality:* OK  
*Calculated R-Value:* 18.2

**Doors - Total Area 260 sq. ft.**

**Exterior Door: Entry**

*Temperature:* Living Space  
*Gross Area, Sq. Ft.:* 260  
20\*13  
*Door Type:* Entrance, Fiberglass, polyurethane core, no glass  
*Storm Door:* None  
*Calculated R-Value:* 6.3

**Windows - Total Area 521 sq. ft.**

**Window: South**

*Temperature:* Living Space  
*Gross Area, Sq. Ft.:* 102  
*Orientation:* South  
*External Shading:* Moderate  
*Glass:* Triple, 2 Low-E Coatings  
*Certified U-Value:* 0.25  
*Certified SHGC:* 0.300  
*Solar Heat Gain Coefficient including Window Coverings:* 0.23

**Window: Not South**

*Temperature:* Living Space  
*Gross Area, Sq. Ft.:* 419  
*Orientation:* Not South  
*External Shading:* Moderate  
*Glass:* Triple, 2 Low-E Coatings  
*Certified U-Value:* 0.25  
*Certified SHGC:* 0.300  
*Solar Heat Gain Coefficient including Window Coverings:* 0.23

**Ceilings - Total Area 2,445 sq. ft.**

**Ceiling with Attic: House**

*Temperature:* Living Space  
*Gross Area, Sq. Ft.:* 2,445  
2293+152  
*Framing Type:* Energy Truss  
*Framing Spacing:* 24 inches  
*Insulated Sheathing:* None  
*Bottom Insulation Layer:* Fiberglass Owens Corning PinkproL77, 16 inches  
*Top Insulation Layer:* None  
*Insulation Quality:* OK  
*Calculated R-Value:* 49.1

**Design Heat Loss**

*Outdoor Temperature at Heating Design Conditions Option:* Use Library Value  
*Outdoor Temperature at Heating Design Conditions Value (deg F):* -13.9  
*Airport Wind Speed at Heating Design Conditions Option:* Use Library Value  
*Airport Wind Speed at Heating Design Conditions Value (mph):* 3.2  
*Mechanical Ventilation Flow Rate Option:* Ventilation Max Capacity  
*Mechanical Ventilation Flow Rate Value (cfm):* 83.4  
*Main Home Heating System Distribution Option:* From Primary Heating System  
*Main Home Heating System Distribution Efficiency Value (%):* 100.0  
*DHW Load is Served by Primary Heating System:* No

*Garage Load is Served by Primary Heating System: No*  
*Garage Temperature (deg F): 55.0*  
*House/Garage Uninsulated Common Area (sq feet): 0.0*  
*Mechanical Ventilation Rate for Garage (cfm): 0.0*  
*Garage Heating System Distribution Eff (%): 100.0*

**AkWarm Version Info**

*Application: AkWarm, Version 2.18.0.0*  
*Calculation Engine: 2.18.0.0*  
*Energy Library: 3/13/2026*

*Filename: C:\Users\Rich\Documents\AKWARM FILES (MAIN)\CIHA-Baxter Ph.2 BLDG G.hm2*  
*Report Date: 4/6/2026*