

Challenges to Sustainability in Gut Rehabilitation Projects

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ABSTRACT

Gut rehabilitation projects in New York City face unique challenges. These challenges are the result of physical space limitations, code requirements, and the aesthetic preferences of architects and owners. Many of these issues are a challenge to complying with programs like the NYSERDA Multifamily Performance Program, Enterprise Green Communities, or LEED for Homes. Most of the problems surround creating a continuous thermal envelope. Other concerns include compartmentalizing apartments, creating a continuous air barrier on exterior walls, and fully air sealing and thermally-breaking windows. Another concern is providing dedicated fresh air to apartments, which is often a program requirement, but is difficult to achieve in gut rehabs – particularly historic projects. This presentation will range from the most basic recommendations for gut rehabs to an in-depth, detailed look at the challenges and all the considerations that should be addressed as early as possible in design.

BIOGRAPHY

Jordana Viuker works for Steven Winter Associates' Multifamily Group on new construction projects in New York. Before joining SWA, Jordana worked on program design, implementation, and evaluation for Energy Upgrade California in Los Angeles County. She has also been a project manager at a photovoltaic firm serving residential customers in the New York Metro Area, exploring different facets of the sustainability industry. Jordana holds a master's degree in Sustainable Design and Construction from Stanford University as well as bachelor's degree in Biological Anthropology from Pomona College. Jordana is chair of the Board for the Urban Academy School for Green Careers where she supports the structuring of curriculum to help high school students learn how buildings can be "greener" from design through to operations and maintenance. As a volunteer with GreenHomeNYC, Jordana assists in organizing monthly forums and helps job-seekers transition into the sustainability field. She is accredited by the Green Building Certification Institute as a LEED AP BD+C and the Building Performance Institute as a Building Analyst Professional.