



184 Academy Street - Jersey City Micro-Unit Development

EP Engineering designed the MEP systems for a unique 7-story micro-unit development in Jersey City. The 44,000 square foot facility consists of 120 “micro-units” on floors 1-6. The basement level, which opens to the street, contains a Café, Laundry Room and Bicycle Storage. There is also a common gym on the 1st floor. The MEP systems include high efficiency multi-zone conditioning systems, commercial kitchen exhaust system, domestic hot water heating plant, new electrical service, fire/standpipe service and fire alarm system.

Challenges:

- With limited ceiling height throughout, coordination between all trades and the architect was critical.
- Working with architect/developer to ensure that there was sufficient shaft space for ductwork, plumbing, electrical and refrigerant risers.
- Develop of energy efficient air conditioning and heat systems that would limit the required roof space and reduce construction costs.

Achievements:

- Ductwork, sprinkler piping, sanitary lines and electrical conduit were all coordinated, especially on the basement level, to ensure that the desired ceiling heights, without conflict.
- Working in conjunction with the utility company and the architects, a transformer vault and electrical room location was determined that had the least impact on the basement level commercial space. Additional Café area was saved by locating the residential meter banks on the apartment floors.

Location:

184 Academy Street
Jersey City, NJ 07306

Project Size:

44,000 SF

