

# Energy-wise housing starts

The University has begun construction of six units of experimental housing designed to save 25 percent more energy than the highest energy-efficient standards.

The project is a cooperative venture between University Housing and the Center for Housing Innovation. Funds for the actual construction of the buildings came as part of a larger program to build needed new student housing, operated by the University.

Another purpose of the project designed by the Center for Housing Innovation is to showcase the capabilities of local manufacturers of new value-added wood products: Design Pacific and Valhall Inc. At the same time, the units will demonstrate how high levels of energy efficiency can be achieved in affordable housing.

"There have been panelized houses before, but this project allows to try out and showcase a number of new design features that will improve the energy efficiency in a very cost-effective way," said architecture Professor Donald Corner, the head of the center.

"It also allows us to measure the energy performance of these buildings in a comprehensive way that has never been done before," he said. "We'll be able to document rather precisely how well these energy-efficiency design features work."

The prefabricated wall, floor and roof panels were trucked to the site and erected at the beginning of the month.

The student housing project includes six housing units in three structures of two units each. Special design features include pre-built ceiling panels with insulation ratings of R49, wall panels with built-in wiring and plumbing also with R26 insulation ratings, advanced framings and concrete floors. Construction also involves a number of new techniques.

"This project will provide affordable housing with low-heating bills important to students," Corner said, "but at the same time serves as a demonstration project that gives architecture students and professors a unique opportunity to see design research applied and tested."

"Local economic development will also get a boost as the project provides local firms an opportunity to try out some new ideas and thereby expand the markets for their



Photo by Norman Mesman  
**Ron Johnson works at a saw at the energy-efficient housing project in Eugene.**

products," he said.

"The reason a consumer might be willing to buy this new approach is that it meets the highest Tier 1 standard of the long-term Super Good Sense Incentive Program offered by Bonneville Power Administration and local utilities. Those agencies offer cash incentives for buildings which go beyond the energy-efficient code requirements. The overall goal is to construct buildings which use 25 percent less energy than the strictest operating goals," he said.

The center staff of faculty and students, with the help of state and federal research grants, completed the detailed design of the site and buildings and consulted with the industrialized building companies during the design process.

"Once we complete the research, University students will enjoy the benefits of attractive, energy-efficient homes which have been constructed at competitive market rates," Corner said.

The construction manager and general contractor for the project is Eugene's 2-G Construction.

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### LEASE

1. How much is the rent? What day of the month (week) is the rent due? Is there a late charge for paying our rent after the due date? If so, how is it calculated?
2. Can the rent be increased at any time during the lease?
3. What is the length or term of the lease?
4. Is the lease automatically renewed? If so, for how long?
5. How much advance notice must the tenant give before the end of the lease

if he/she plans to vacate?

6. What are the requirements for a full refund of your security deposit? If the apartment is repainted after you vacate, who pays for it?
7. Is subleasing allowed? Under what conditions?
8. If you pay electricity, what appliances are electric? Air conditioner? Heating unit?
9. Who pays for water? Sewage? Garbage?
10. Who do you call for emergencies or repairs?
11. What are your limits in decorating the apartment? Can you hang pictures, shelves, etc.?
12. Is there a list of rules and regulations for tenants of the property?
13. Is there a cleaning procedure the tenants must follow when vacating the property?
14. Is there a non-refund-

able cleaning fee or other charge? How much is it?

15. Are there limits in the number of occupants in the apartment?
16. Are there stipulations regarding guests? How many consecutive days can guests stay on the property?
17. Are there stipulations regarding parties?
18. If pets are allowed, is there a pet deposit and is it refundable? Has the apartment been exterminated after the previous tenants moved? If not, will it be done and when?
19. Are waterbeds allowed in the apartment?
20. Be sure to obtain a copy of the lease for your files.

This information was provided by the Rental Information Office, Suite 5 EMU.



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