



**Building Services
Consultants**



Total Quality Commissioning

Friday, January 22, 2010

FOR IMMEDIATE RELEASE

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***BSC PRESENTS THE FIRST ADA COMPLIANT, LEED PLATINUM-PLUS,
ENERGY STAR AND EPA INDOOR AIR PLUS RESIDENCE
WITH A 100 YEAR ENERGY MASTER PLAN***

Building Services Consultants (BSC) is named the energy consultant for the very first ADA compliant, LEED platinum plus, Energy Star and EPA Indoor Air Plus residence in the United States. What makes this 2,500 sq ft Princeton, NJ home even more unique is that it is the first of its kind to have a 100 year energy master plan that develops the mechanical and electrical systems toward a truly sustainable future. Although it will initially be a highly energy efficient home, BSC engineers are creating an Energy Master Plan that will spell out the steps needed to take the home all the way to becoming an energy producer rather than an energy user in the future.

The Energy Master Plan (EMP) team is being led by BSC's Chief Engineer and the originator of the EMP, Grahame E. Maisey, P.E., and BSC president, Beverly Milestone, LEED AP. But it was the foresight of Princeton developer Andy Brown that provided the impetus behind the project. Mr. Brown is dedicated to building resilient residences with the lowest possible energy use and the best possible initial cost.

The house will require a very low maintenance effort and will have a very high comfort level and a healthy indoor environment. It will be a very low energy consumer that is able to be converted to an energy producer when cost and technology allow.

Some of the unique features of this residence include ground source heat exchange for preheating and cooling, and solar thermal collector panels for hot water. The improved energy comfort performance is from radiant ceilings and floors for heating and cooling together with a desiccant dehumidification system for close humidity control. The home also offers the latest LED lighting and an elevator that goes from the basement to the second floor.

Although 2,500 sq ft might seem small, this house feels anything but. It has four spacious bedrooms along with a kitchen equipped with the latest in efficient appliances.

The house comes complete with a finished basement ideal for an office or mother-in-law suite and there's plenty of room for a home movie theater, too.

The Energy Master Plan will accompany the house so its owners will be able to follow the plan that will allow them to move toward true climate neutrality in the future.

If you would like more information about this topic, or to schedule an interview with Grahame Maisey, please call Grahame at 215.886.6464 or email him at grahame@bsc-worldwide.com

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