



From Pilot to Process:

Using Green Building Approaches to Address Health
in Multifamily, Affordable Housing

Presented at the 2018 Conference on Health, Environment and Energy



contact@sahfnet.org

Growing from Green to Healthy



Why focus on multifamily?

People spend 90% of their time **indoors**.

Your **home** is the one place you spend the most time.



Aspects of Healthy Building



Green Tools for Health: Construction/Design Standards

Active Design

- Mercy Housing *Partnership for a Healthier America* Commitment
- Mercy Housing Southeast Design Guidelines developed with Enterprise Health Action Plan Pilot

Efficiency & Materials:

- POAH's Basis of Design www.poahbod.org

The screenshot shows the 'Basis of Design' website interface. At the top, there is a navigation bar with 'PRODUCTS + SPECS', 'UNIT FINISHES', and 'FORMS'. A search bar is located on the right. The main heading is 'PRODUCTS + PERFORMANCE REQUIREMENTS'. Below this is a button that says 'DOWNLOAD ALL PRODUCTS + PERFORMANCE REQUIREMENTS'. The main content area displays a grid of ten product categories, each with a representative image and a label: A/C COVERS, APPLIANCES, BATH ACCESSORIES, BUILDING ENCLOSURE, CABINETRY, DOORS, FLOORING, LIGHTING, PAINT, and PLUMBING. A URL 'https://www.poahbod.org/lighting-types' is visible at the bottom left of the screenshot.

Green tools for health: Replacement Standards



Green tools for health: Inspection checklists



Property Name: _____ Date: _____

Completed By: _____ Unit #: _____

APARTMENT INSPECTION and APARTMENT TURNOVER Checklist (Page 1)

Problem

PROCEDURE

DETAILS

Found?

Notes:

WATER EFFICIENCY				
	PROCEDURE	DETAILS	Found?	Notes:
1	<u>Bathroom : Showerhead</u> Check the rated flow rate of the showerhead.	Rated flow rate should be 1.5 GPM or less. If rating is not visible - measure the flow rate using a Flow Gauge Measuring Bag (see instructions below).	<input type="checkbox"/> YES <input type="checkbox"/> NO	
2	<u>Bathroom : Faucet</u> Check the rated flow rate of the faucet aerator.	Rated flow rate should be 1.0 GPM or less. If rating is not visible - measure the flow rate using a Flow Gauge Measuring Bag (see instructions below).	<input type="checkbox"/> YES <input type="checkbox"/> NO	
3	<u>Bathroom : Faucet</u> Inspect the aerator cartridge for corrosion.	Inspect the aerator cartridge for corrosion. Replace any aerators that show significant signs of damage.	<input type="checkbox"/> YES <input type="checkbox"/> NO	
4	<u>Bathroom: Toilet</u> Check the rated flow rate of the toilet.	Toilet rating (in GPF) should be 1.28 GPF or less. Check the toilet itself for a written rating - if not on the outside surface - check the inside of the tank.	<input type="checkbox"/> YES <input type="checkbox"/> NO	
5	<u>Bathroom: Toilet</u> Check the toilet tank for leaks.	Drop one capful of Mrs. Stewart's Liquid Bluing into the Tank. If the water in the bowl begins turning blue - there is a leak and the flapper needs repair.	<input type="checkbox"/> YES <input type="checkbox"/> NO	

Healthy Building Network's *Homefree* Initiative

Products: Hazard spectrum/ stoplight approach to 8 categories

- Flooring
- Paint
- Drywall
- Countertops
- Cabinetry & Millwork
- Insulation
- Flooring Adhesives
- Sealants

Linoleum	▼
Solid Wood Floors (pre-finished)	▼
Engineered Wood Floors (pre-finished)	▼
Ceramic Tiles (made in the USA/lead-free with no CRT content)	▼
Solid Wood Floors (finished on site)	▼
Biobased Floors	▼
Rubber or Rubber/Cork Floors (made without crumb rubber)	▼
Laminate	▼
Carpet (with no fly ash, no vinyl or polyurethane backing, and no PFAS)	▼
Engineered Wood Floors (finished on site)	▼

Healthy Building Network's *Homefree* Initiative

Demonstration Projects and Baseline Specification for 6 Regions:

- Pacific Northwest
- Minnesota
- New York
- California
- Louisiana
- Washington, DC

CASE STUDY

Liberty Bank Building



LIBERTY BANK BUILDING, NON-PROFIT FAMILY HOUSING, SEATTLE, WASHINGTON

PRODUCT CATEGORIES

FLOORING

Green Label; Free of PVC and chlorine -no recycled content,

Liberty Bank Building is a 115-unit affordable housing community located in the Central Area, developed by Capitol Hill Housing (CHH). The design incorporates art and architecture to honor the history of the neighborhood and the Liberty Bank formerly located on the site. The 101,000 s.f., 6-story building includes apartments - studios, 1- and 2- bedrooms



One HOME

Thank You!

Becky Schaaf

rschaaf@sahfnet.org

650-524-5079



contact@sahfnet.org