

Green & Healthy Maintenance Opportunities



Healthy Unit Turn Over

1. Check toilets, faucets, shower heads
2. Seal to prevent pest entry
3. Treat, if needed, boric acid and gels/bait for roaches
4. Look for air leakage & seal holes
5. Check for moisture problems and address
6. Painting – low voc
7. Lease Smoke Free
8. CFLs
9. Appliances – Energy Star
10. Green Cleaning – Greenseal, Ecologo or Dfe certified
11. Flooring: smooth and cleanable
12. Flooring: Green Criteria FloorScore, and Green Label Plus carpet



Current Decisions: Healthier Choices

1. Building Inspection
2. Work Order Requests
3. Appliances & Equipment: ENERGY STAR
4. Integrated Pest Management
5. Renovation: Lead Safe Work
6. Water Fixtures: EPA Water Sense toilets, showerheads, faucets
7. Flooring: Smooth & Green; FloorScore resilient flooring & Green Label Plus carpet
8. Painting: Lead Safe & Low VOC
9. Cabinets /Shelving: No urea formaldehyde
10. Green Cleaning: Use GreenSeal, Ecologo or Dfe
11. Resident Education

- Green & Healthy Unit Turnover



New Opportunities for Choices

1. Energy Benchmarking and Audits
2. Smoke Free Policy
3. Enhanced Ventilation
 - Assessment linked with energy audit and upgrade
 - Meet ASHRAE 62.2 or 62.1 standards
4. Water conservation upgrades
5. Energy conservation/envelope/mechanical improvements
6. Carbon monoxide – alarms, use combustion sealed & seal garage connections



Changes in Contractor Specs

- Integrated Pest Management
- Flooring
- Painting
- Waste Management
- Cleaning – if subcontracted
- Lead safe renovation/painting compliance
- Laundry Vendors



Changes in Staff Practices

- Integrated Pest Management
- Lead Safe Work Practices
- Green common repair jobs:
toilets, showerheads, painting, etc
- Smoke Free Policies
- Cleaning
- Unit Turnover
- Building Inspections



Protecting Maintenance Personnel



Complaints are a Clue

1. Breathing issues
2. Skin rashes
3. Headaches
4. Dealing with pest problems
5. How do you hear about worker issues?
6. What is done with the information?



Actions That Can Improve Workers' Health

- Which changes are most likely to improve health conditions for workers?
- Which changes do you think workers/staff will value the most?



Actions That Can Improve Workers' Health

- Which changes are most likely to improve health conditions for workers?
 - Smoke Free Housing
 - Integrated Pest Management
 - Green Cleaning, Paint and Flooring Materials
 - Lead Safe Work Practices
 - Water Conservation
 - Which will workers value the most?
 - How will you know?



Tenant Education Opportunities



Education Opportunities

- Lease Up
- Dedicated Training
- Repair responses (e.g., pests, moisture if not running fans)
- Other?

