

TIPS N TECHNIQUES FOR REHAB WORK

FLORIDA ALLIANCE OF COMMUNITY DEVELOPMENT
CORPORATIONS

OCTOBER 2019



WHAT ARE WE DOING?

- ✘ Emergency Repair-Crisis Response
- ✘ Scope Specific-Roof/Ramp
- ✘ Weatherization
- ✘ Major Rehab
- ✘ Purpose
 - + Funder “Flavors”
 - + Budget defines Scope
- ✘ Rehab Directives
 - + Health and Safety
 - + Accessibility
 - + Conservation
 - + Green Building
 - + Disaster Rebuilding

LEVERAGING RESOURCES

- ✘ Know other Community Partners
- ✘ Understand their capacity
- ✘ Well trained inspectors are key
- ✘ 1- Funding requirements
 - + Income/Family size
 - + Allowable scope of work
- 2- Waiting List?
- 3- Priorities?

Does your inspector know the programs?

VOLUNTEERS CAN MAKE A DIFFERENCE



**Volunteers from the youth group of First Christian Church,
Disciples of Christ**

5 MAJOR HOUSING COMPONENTS

- Roof
- Structural
- Mechanical
- Exterior
- Interior

All of these must be considered when you consider doing any work to a home.

Inspectors are key

Inspection Process

- What is the focus?
- Who will see the report?
- What are the clients needs? Wants?
- What is the budget?
- Are there other resources?

Let's Talk about Occupying the Space

Take A Minute And Talk To Your Client No One Knows The House Better Than They Do. Even If They Don't Know It.

- Ask About Their Needs
- Is It Cold
- Is It Hot
- Ask About Water
- How Do They Get Around
- Where Do They Sleep
- Where Do They Go To The Bathroom And Shower



Let's Talk About Inspections



Inspection tools depend on the task

- Blower Door
 - Thermal Imaging Camera
 - Pressure Pan
 - Duct Blaster Manometer
 - Gas Leak Detector
 - Monoxer
 - Extension Cord
- \$7500**

- Tape Measure
- Ladder
- Cordless Drill and/or Screwdrivers
- Set of Wrenches
- Change of Clothing
- Notepad
- Camera
- Flashlight

\$100

WHAT IS A BUILDING ENVELOPE?

A blower door tests for air leaks; reduce leaks by sealing openings in ceilings, floors, and exterior walls from plumbing, electrical, and HVAC elements.



Improving Energy Efficiency

- Air seal / tighten building envelope
- Add cellulose attic insulation to R-38
- Install Energy Star bath exhaust vents
- Install compact fluorescent light bulbs
- Seal & insulate duct systems
- Replace refrigerator, when testing requires
- Replace heating & cooling systems
- Consider Solar/PV systems

Emergency Home Repairs

FROM
THIS



TO
THIS



MAJOR REHAB



Before



After

“Every rainy day I want to thank you!” -DOUG BERNDT



Aging-In-Place

LIVING IN YOUR HOME SAFELY,
INDEPENDENTLY, AND COMFORTABLY,
REGARDLESS OF AGE OR ABILITY LEVEL.



Bathroom Rehab



SIMPLE SOLUTIONS- EXPANDABLE DOOR HINGE

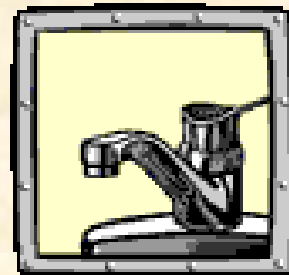


HURRICANE REBUILDING



BATHROOMS

- Walls must be reinforced for future grab bar installation
- Maneuverable space inside bathroom
 - **Minimum of 30" by 48"** of clear floor space *outside* swing of door open at 90 degrees
- Lever or push/pull handles preferred
 - Sink and tub handles
- Receptacles in accessible locations
- Accessible switches



BLOWER DOORS – DUAL PURPOSE

Improve Indoor Air Quality

U.S. Department of Energy -
Weatherization Assistance
Program



Inspections:

- look for leaky ductwork
- locate air leaks
- reduce indoor dust/pollen

INCREASE ENERGY CONSERVATION

Healthy housing
improves Indoor Air
Quality

Mold cannot grow if
indoor humidity is below
50%

Tight ducts do not allow
dust or pollen



BATH EXHAUST VENTS

Installing adequate ventilation helps control moisture, mold and mildew, and remove objectionable odors.

Installing adequate ventilation helps control moisture, prevent

mold and mildew, and remove objectionable odors.



SIMPLE SOLUTIONS- HAND HELD SHOWER CONTROLS AT THE HANDLE



On Off Control at the handle



Offset Hinges

MORE SWITCHES, OUTLETS, & CONTROLS

- Light, fan, thermostat & other switches/controls
 - **No higher than 48"** from the floor and reachable if seated
- Wall outlets
 - **At least 15" from the floor** (some may be less)
- Electrical outlets over cabinets must be at least **36" from the corner**
- Best switches
 - Rocker, toggle, or touch sensitive



SUCCESS : NOT WORKING IN SILOS

Funding changes

Medicaid/Medicare

Full funding for SHIP

Incorporate Accessibility
and Conservation in all
housing inspections

× Partners

- + Hospitals and Insurance companies
- + Social Service agencies and Housing groups- no silos
- + Involve young people

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ADD CELLULOSE ATTIC INSULATION TO R-38
INSTALL ENERGY STAR BATH EXHAUST VENTS
SMART THERMOSTAT (REQUEST WAIVER FOR ELDERLY
TENANTS)
INSTALL COMPACT FLUORESCENT LIGHT BULBS
SEAL & INSULATE DUCT SYSTEMS, TESTING REQUIRED
REPLACE REFRIGERATOR, WHEN TESTING REQUIRES
REPLACE HEATING & COOLING SYSTEMS, ALL DUCT
WORK
INSTALL ENERGY STAR BATH EXHAUST VENTS
SMART THERMOSTAT (REQUEST WAIVER FOR ELDERLY
TENANTS)
INSTALL COMPACT FLUORESCENT LIGHT BULBS
SEAL & INSULATE DUCT SYSTEMS, TESTING REQUIRED

- ✘ Replace refrigerator, when testing requires
- ✘ Replace heating & cooling systems, all duct work
- ✘ Air sealing / tighten building envelope
- ✘ Add cellulose attic insulation to R-38
- ✘ Install Energy Star bath exhaust vents
- ✘ Smart Thermostat (request waiver for elderly tenants)
- ✘ Install compact fluorescent light bulbs
- ✘ Seal & insulate duct systems, testing required
- ✘ Replace refrigerator, when testing requires

WEATHERIZATION