TIPS N TECHNIQUES FOR REHAB

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 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.
House as a System

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

$7500

$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

St. Johns Housing Partnership
“Every rainy day I want to thank you!” - DOUG BERNDT
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
Healthy housing improves Indoor Air Quality

Mold cannot grow if indoor humidity is below 50%

Tight ducts do not allow dust or pollen
Installing adequate ventilation helps control moisture, 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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WEATHERIZATION

- 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
- 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