2019 Program Manager School
Getting It Right
Healthy Homes Protocols

Jerry Freese
General Protocols

Where do you start

Conduct a healthy homes inspection on every unit you enroll and conduct a LIRA in.

Identify the homes that will receive healthy homes intervention (remember the units that receive lead hazard control are eligible for healthy homes interventions).

Request approval for units that will exceed $5,000 in repairs.

Remember to conduct the 29 hazard assessment in each home/unit.
General Protocols

Grantees must identify (in your workplan) the hazards you will prioritize to be addressed in the homes (you are not expected to address every hazard found)

Grantees must develop detail work specifications for the healthy homes work being done in the unit (code and track separately from lead work items)

Take into account cost and current threat to the occupants (both current and future)

Copy of Report to Occupants
  Provide a copy of HHRS assessment to the occupant/owner
29 Hazards

1. Damp and Mold growth
   - Caused by dust mites, mold or fungal growth caused by dampness and/or high humidity. It includes threats to mental health and social wellbeing caused by living with damp, damp staining and/or mold growth.
   - Most vulnerable: 14 years or less

2. Excess cold
   - Caused by excessively cold indoor temperatures.
   - Most vulnerable: 65 years or older

3. Excess heat
   - Caused by excessively high indoor air temperatures.
   - Most vulnerable: 65 years or older

4. Asbestos, Silica and other MMF
   - Caused by excessive levels of silica, asbestos, and man-made mineral fibers (MMF).

5. Biocides
   - Threats to health from those chemicals used to treat timber and mold growth in dwelling. While biocides include insecticides and rodenticides to control pest infestations (e.g., cockroaches or rats and mice), these are not considered for the purposes of the HHRT.
   - Most vulnerable: No Specific Group

6. Carbon monoxide and fuel combustion products
   - Excess levels of carbon monoxide, nitrogen dioxide, sulphur dioxide and smoke in the dwelling's atmosphere.
   - Most vulnerable: 65 years or older

7. Lead
   - Ingestion from lead paint dust, sreibis or leaded water pipes.
   - Most vulnerable: 6 years or younger

8. Radiation
   - This category covers the threats to health from radon gas and its daughters, primarily airborne, but also radon dissolved in water.
   - Most vulnerable: All persons aged 60 - 64 with lifelong exposure

9. Uncombusted fuel gas
   - Fuel gas escaping into the atmosphere within a dwelling.
   - Most vulnerable: No Specific Group

10. Volatile Organic Compounds
    - Volatile organic compounds (VOCs) are a diverse group of organic chemicals which includes formaldehyde, that are gaseous at room temperature, and are found in a wide variety of materials in the home.
    - Most vulnerable: No Specific Group

11. Crowding and Space
    - This category covers hazards associated with lack of space within the dwelling for living, sleeping and normal family/household life.
    - Most vulnerable: No Specific Group

12. Entry by Intruders
    - Difficulties in keeping a dwelling secure against unauthorized entry and the maintenance of defensible space.
    - Most vulnerable: No Specific Group

13. Lighting
    - This category covers the threats to physical and mental health

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Housing Hazards Identified in the Healthy Home Rating System

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29 Hazards

16 Food Safety
Threats of infection resulting from inadequacies in provision and facilities for the storage, preparation and cooking of food.

Most vulnerable: No Specific Group

17 Personal Hygiene, Sanitation and Drainage
Threats of infection and threats to mental health associated with personal hygiene, including personal washing and clothes washing facilities, sanitation and drainage. It does not include problems with pests associated with defective drainage facilities.

Most vulnerable: Children under 5 years old

18 Water Supply
Covers the quality and adequacy of the supply of water within the dwelling for drinking and for domestic purposes such as cooking, washing, cleaning and sanitation. As well as the adequacy, it includes threats to health from contamination by bacteria, protozoa, parasites, viruses, and chemical pollutants.

Most vulnerable: No Specific Group

19 Falls associated with Baths etc
This category includes any fall associated with a bath, shower or similar facility.

Most vulnerable: 60 years or older

20 Falling on Level Surfaces etc
This category covers falling on any level surface such as floors, yards, and paths. It also includes falls associated with trip steps, thresholds, or ramps, where the change in level is less than 12 inches or 300mm.

Most vulnerable: 60 years or older

21 Falling on Stairs etc
This category covers any fall associated with a stairs, steps and ramps where the change in level is greater than 12 inches or 300mm.

Most vulnerable: 60 years or older

22 Falling between Levels
This category covers falls from one level to another, inside or outside a dwelling, where the difference in levels is more than 12 inches or 300mm. It includes, for example, falls out of windows, falls from balconies or landings, falls from accessible roofs into basement wells, and over garden retaining walls.

Most vulnerable: 5 years or younger

23 Electrical Hazards
This category covers hazards from shock and burns resulting from exposure to electricity, including from lightning strikes. It does not include risks associated with fire caused by deficiencies to the electrical installations, such as ignition of material by a short circuit.

Most vulnerable: 5 years or younger

24 Fire
This category covers threats from exposure to uncontrolled fire and associated smoke in a dwelling.

Most vulnerable: 60 years or older

25 Flares, Hot Surfaces etc
This category covers threats of burns — injuries caused by contact with a hot flame or fire, and contact with hot objects or hot non-water based liquids, and scalds — injuries caused by contact with hot liquids and vapors. It includes burns caused by clothing catching alight from a controlled fire or flame.

Most vulnerable: 5 years or younger

26 Collision and Entrapment
This category includes all kinds of physical injury from trapping body parts in architectural features, such as trapping limbs or fingers in doors or windows; and striking (colliding with) objects such as architectural glazing, windows, doors, low ceilings and walls.

Most vulnerable: 5 years or younger

27 Explosions
This category covers the threat from the blast of an explosion, from debris generated by the blast, and from the partial or total collapse of a building as the result of an explosion.

Most vulnerable: No Specific Group

28 Position and Operability of Amenities etc
This category covers threats of physical strain associated with functional space and other features at dwellings.

Most vulnerable: 60 years or older

29 Structural Collapse and Falling Elements
Covers the threat of whole dwelling collapse, or of an element or a part of the fabric being displaced or falling because of inadequate fixing, disrepair, or as a result of adverse weather conditions. Structural failure may occur internally or externally within the curtilage threatening occupants, or externally outside the curtilage putting at risk members of the public.

Most vulnerable: No Specific Group
Protocols

Work Plan/Policies & Procedures | Budget | House Inspection | Assessment | Work Scope | Reassessment
Step 1  Inspections

You can use any inspection tool, protocol or list already developed for a building inspection, provided it covers the whole dwelling and its surrounding space.
Step 1  Inspections

Conventions

To promote consistency in the carrying out of inspections and in record keeping, it is recommended that conventions be adopted to ensure no misunderstandings on orientation and room and element locations.
Step 1  Inspections

Inspect Everything
   Inside
   Outside
   Utilities
   All house systems
   Common areas
Step 2  Work Specifications

Develop clear, concise work specifications for the healthy homes remediation
Step 2 Work Specifications

You can include them with your lead specifications, however you should code them to be identifiable as separate work.
Monitor healthy homes interventions as you would the lead remediation.
Step 4 Reassessment

The home should be reassessed after remediation to provide the occupant/owner with a current condition following remediation.

Provide the owner with the results of your reassessment

Be sure to inform the owner of the importance of maintaining a healthy home/unit
Resources

Policy: 2018-01 Purpose and Use of Healthy Homes Supplemental Funding (HHSupp) - Revised

Link: https://www.hud.gov/program_offices/healthy_homes

gerald.d.freese@hud.gov
303-672-5089