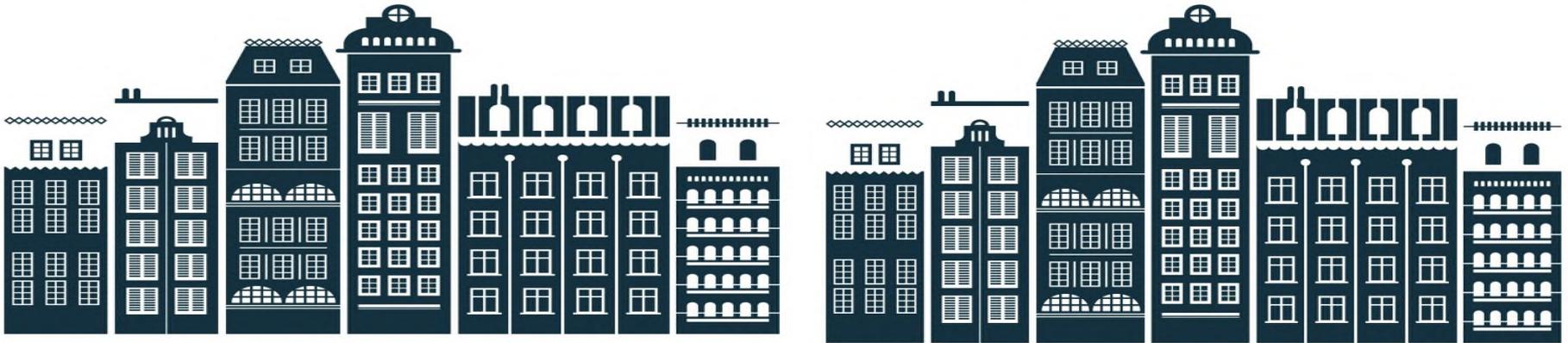


U.S. Department of Housing and Urban Development (HUD)
Office of Lead Hazard Control and Healthy Homes (OLHCHH)

2019 Program Manager School

Getting It Right Healthy Homes Protocols

Jerry Freese



Minneapolis, MN

General Protocols

2

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

3

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).



Most vulnerable:
No Specific Group

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:
For CD - 65 years plus;
For NO2, SO2 & smoke - no specific group

7
Lead

Ingestion from lead-paint dust, debris 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

associated with inadequate natural and/or artificial light. It includes the psychological effect associated with the view from the dwelling.



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

14
Noise

Covers threats to physical and mental health resulting from exposure to noise inside the dwelling or within its curtilage.

Most vulnerable:
No Specific Group

15
Domestic Hygiene, Pests and Refuse

Covers hazards which can result from poor design, layout and construction such that the dwelling cannot be readily kept clean and hygienic; access into, and harborage within, the dwelling for pests; and inadequate and unhygienic provision for storing and disposal of household waste.



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

THE EFFECT OF THE DEFECT

Housing Hazards Identified in the Healthy Home Rating System



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

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 falls 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 at a dwelling.

Most vulnerable:
60 years or older

25

Flames, 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 risks 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 (16)

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

6

Work
Plan/
Policies &
Procedures

Budget

House
Inspection

Assessment

Work Scope

Reassessment

Step 1 Inspections

7

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

8

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

9

Inspect Everything

Inside

Outside

Utilities

All house systems

Common areas



Step 2 Work Specifications

10

Develop clear, concise work specifications for the healthy homes remediation

Step 2 Work Specifications

11

You can include them with your lead specifications, however you should code them to be identifiable as separate work

Step 3 Work

12

Monitor healthy homes interventions as you would the lead remediation.

Step 4 Reassessment

13

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 a maintaining a healthy home/unit

Resources

14

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

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

gerald.d.freese@hud.gov

303-672-5089