

## Green Buildings and Build It Green

Green buildings are sited, designed, constructed, and operated to enhance the well-being of their occupants and support a healthy community and natural environment. Green building techniques can also be used in building renovations to update PHA facilities. Green building is a whole-systems-approach to building which includes:

- Designing for livable communities
- Using sun and site to the building's advantage for natural heating, cooling, and daylighting
- Landscaping with native, drought-resistant plants and water-efficient practices
- Building quality, durable structures
- Reducing and recycling construction and demolition waste
- Insulating well and ventilating appropriately
- Incorporating durable, salvaged, recycled, and sustainably harvested materials
- Using healthy products and building practices
- Using energy-efficient and water-saving appliances, fixtures and technologies

*Build It Green* is a non-profit membership organization whose mission is to promote healthy, energy- and resource-efficient building practices in California. Build It Green has produced tools and guidelines for green building and remodeling of single and multifamily buildings that could be useful to housing authority building managers undertaking the project of remodeling older buildings.

The *Green Building Guidelines* are a great resource, full of best practices for green building and remodeling of multifamily buildings developed by experts and stakeholders throughout the state of California.

The *Green Rehabilitation of Multifamily Rental Properties: A Resource Guide* is a tool developed by *Bay Area Local Initiatives Support Corporation* and Build

### UPCOMING EVENTS

#### Southwest Build-It-Green Expo & Conference

▶ Mar 13-14, 2009 | Phoenix, AZ  
 ☞ [www.tinyurl.com/swbuilditgreen](http://www.tinyurl.com/swbuilditgreen)

#### Conference & Tradeshow Greenprints 2009

▶ Mar 25-26, 2009 | Atlanta, GA  
 ☞ [www.tinyurl.com/greenprints09](http://www.tinyurl.com/greenprints09)

#### Michigan Green Jobs Conference

▶ May 11, 2009 | Lansing, MI  
 ☞ [www.tinyurl.com/greenjobsconf](http://www.tinyurl.com/greenjobsconf)

It Green to help affordable housing owners integrate green building and energy efficiency into the upgrades of their multifamily properties. This tool can also be utilized by PHAs prior to green remodeling of older buildings. The guide has sections on site conditions, building construction, mechanical systems and interior spaces. It also contains advice on incorporating energy efficiency, water conservation, resource conservation, and a healthier indoor environment into the project.

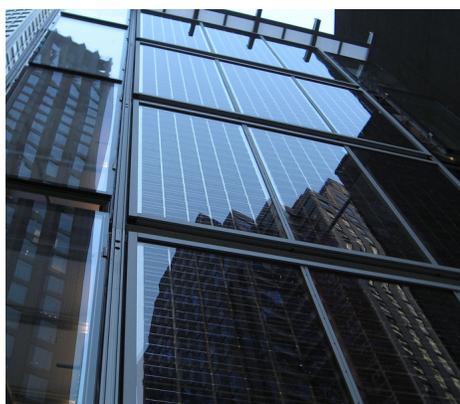


photo by *b2tse*

## New Technology - Solar Glass Windows

*RSI Solar* is expanding the concept of building integrated solar power with its design of the "world's first transparent, photovoltaic glass window," which the company claims can result in savings of up to 50% on a building's heating and cooling requirements.

These new photovoltaic windows generate 80-250 watts each, depending on the size (available up to 9' x 9'). While producing energy they also reduce heat, which reduces cooling costs. The windows provide a 100% reduc-

tion in UV and infrared radiation.

The windows are ready to install and can replace any conventional window. They can be customized to include bullet proofing, shock proofing, and fire proofing or to meet specific weather, climate, or building code requirements. Aside from its embedded technologies, these windows have the same characteristics as conventional double pane windows, allowing architects, developers, and builders to avoid extreme design and building changes prior to installation.

We want to hear from you! Please send us nominations for projects to be highlighted in the EcoWise success stories.



Contact us at ☞ [ecowise@deval.us](mailto:ecowise@deval.us)

## Radon Testing

*Radon* is a cancer-causing, radioactive gas. It is a naturally occurring radioactive gas released in rock, soil, and water from the natural decay of ura-

nium. While levels in outdoor air pose a relatively low threat to human health, radon can accumulate to dangerous levels inside buildings. You cannot see, smell, or taste it, but an elevated ra-

CONTINUES ON P2

## MAINTENANCE CORNER

### Snow Removal and De-icing

Removing snow and ice from sidewalks and roadways is an important health and safety issue that can have significant environmental impacts depending on the ice melting chemicals used. Use the following tips to decrease the use of ice melting chemicals that may be potentially harmful to the environment.

- *Ice melting agents should only be used to break the bond between ice and the road surface so that the ice and snow can be physically removed by shoveling or plowing.*
- *An application of a liquid anti-icing agent should only be considered in areas where it is especially important to prevent ice from forming.*
- *Where possible, closing of redundant stairways, sidewalks, and roads during the winter season can reduce the area that must be cleared of snow and ice. Maintenance staff can better clear snow from necessary areas and de-icing chemicals will be used over a smaller surface area.*
- *Keep the weather in mind. A light, powdery snow may not require a de-icing chemicals, just shoveling or sweeping. If freezing rain, wet and heavy snow, or sleet are expected, apply an ice melting agent before precipitation begins to maximize its effectiveness.*
- *Removing snow in a timely fashion using shovels, snow blowers or plows before it is compacted by traffic can reduce the need for de-icing chemicals.*
- *Switch from sodium and calcium chloride products to potassium and magnesium chloride products. While all chlorides may be toxic to vegetation if used in large quantities, potassium and magnesium chloride products are less damaging to plants, concrete, carpeting and hard surface flooring.*
- *Apply chemical deicing compounds with a spreader (or sprayer for liquids) to minimize the amount of product used and ensure a uniform application.*



#### CONTINUED FROM P1

don level in your home may be affecting the health of your family. Exposure to radon is the second leading cause of lung cancer in the United States and the number one cause among non-smokers.

Radon gas enters through cracks and openings, close to the ground—such as sump pump lids and plumbing features—on the lower levels of buildings. Hot spots include basements, first-floor rooms, and garages, but radon can be found anywhere in the building.

Radon test kits are available at local home improvement or hardware stores, or in some cases from your state radon

office. You can also order them from the [National Safety Council \(NSC\)](#) or radon testing companies. Another option is to hire a qualified tester to do a radon test for you. Contact your [state radon office](#) to obtain a list of qualified testers. Information about testing and finding a test kit is also available at 1-800-SOS-RADON.

If the building does have high levels of radon the NSC's National Radon Fix-It Program may be able to help. Call 1-800-644-6999 for additional information. The Environmental Protection Agency (EPA) also produces a [citizen's guide](#) that can be distributed to answer residents' questions about radon.

### Free Webinar Series

#### Implementing an Effective Pest Control Program using Integrated Pest Management

[Click here for details, dates, and registration information](#)

#### New! Download slides from the first presentation in the webinar series:

["Implementing Integrated Pest Management: A Guide for Owners and Managers of Affordable Housing"](#)

### Announcing Environmental Training

The United States Environmental Protection Agency, the Great Lakes Center, the Delta Institute, and Great Lakes Environmental Planning are co-sponsoring the following training that may be beneficial to PHAs

#### Orientation to Environmental Assessment (OEA)

May 2009 in Los Angeles,  
[August 10 - 14, 2009](#) in Chicago

#### Environmental Assessment for Experienced Practitioners

[April 20 - 22, 2009](#) in Chicago

Environmental responsibilities under the National Environmental Policies Act (NEPA) and other authorities have been delegated by statute (24 C.F.R. § 58) to local governments for many HUD programs, such as the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), subsidized housing, and public housing. This course uses interactive simulation and problem-solving to: teach participants how to conduct environmental reviews; brief them on more recent and relevant environmental issues such as sustainability; and raise the awareness and commitment to environmental issues. For additional information and to register [please view the flyer](#).

#### Energy Performance Contracting (EPC) for PHAs

[June 22-26, 2009](#) in Chicago

Under HUD's Performance Funding System (24 C.F.R. § 990), PHAs can reduce utility costs through implementation of energy conservation measures and use these savings to pay for capital improvements and for other needs within their housing authority. This workshop will provide participants with information on: funding energy conservation capital projects with private financing; successfully implementing performance contracts in public housing with energy service companies (ESCOs); and developing better working relationships with HUD staff and technical assistance providers. To view agenda and register on line follow this link:

<http://delta-institute.org/gleplanning/EPC/index.php>, or call (312) 554-0900.