



# Smoke-Free Homes are Green Homes

## Green Multi-Unit Housing Matters

When it comes to providing quality housing in Minnesota, green practices that promote healthy living environments, and protect investments, are the best choice for developers and owners of multi-unit housing. Such strategies can improve your bottom line and offer benefits to your residents as well.

## Make a Smoke-Free Policy Part of your Green Housing Strategy

Whether you are planning a new development, beginning the renovation process, or simply looking for ways to reduce your property's environmental footprint, adopting a smoke-free policy for your multi-unit housing property is an important step towards creating a green living environment.



## Reduce Indoor Air Pollution

Creating a healthy indoor environment for residents and staff is a key component of any green multi-unit housing property. According to the 2006 Surgeon General's Report, there is no risk free level of exposure to secondhand smoke; it contains thousands of chemicals, many of which are known to cause cancer in humans.<sup>1</sup> The cost of secondhand smoke mitigation is uneconomical and sealing and ventilation treatments are not effective.<sup>2</sup> The only way to ensure clean, "green", indoor air is to ban smoking in the building.



## Protect and Maintain Your Investment

Property damage caused by smoking can be costly and leave your building with unpleasant odors, nicotine residue, and cigarette burns. Turning over a smoking unit can require multiple coats of paint, fixture and carpet replacement, and hours of cleaning. Live Smoke Free estimates that it can cost on average 2-3 times more to turn over a unit that has been smoked in versus one that has not. Smoke-free policies not only reduce excessive turnover costs and reduce waste, but they also keep your building cleaner and greener.

## What Others are Saying About Smoke-Free Green Housing

***Long-term affordability for our housing stock is an important issue and green building strategies can help us keep operating and maintenance costs down and create healthier indoor environments or families.***

-Michael Krause, Kandiyohi Development Partners

***At present, the only means of effectively eliminating health risk associated with indoor exposure is to ban smoking activity."***

- American Society of Heating, Refrigeration & Air Conditioning Engineers Position Statement



## Live Smoke Free

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[www.mnsmokefreehousing.org](http://www.mnsmokefreehousing.org)



## What are the Smoke-Free Standards and Credits for Multi-Unit Housing Green Certification Programs?

Developing a certified “green” building or bringing your property up to green standards is a financial and market advantage. Operations costs are lower and green housing is in high demand. Many green certification programs for multi-unit housing offer credits or points toward certification for buildings that are smoke free.



**LEED for Homes:** The US Green Building Council's Leadership in Energy and Environmental Design certification offers a credit for buildings with smoke-free policies ([www.usgbc.org/leed](http://www.usgbc.org/leed)).

**Enterprise Green Communities:** The Enterprise Green Communities certification has a set of points available for buildings with smoke-free policies ([www.enterprisecommunity.com/solutions-and-innovation/enterprise-green-communities](http://www.enterprisecommunity.com/solutions-and-innovation/enterprise-green-communities)).

**Indoor airPLUS Verification:** The Environmental Protection Agency includes smoke-free policies in their set of standards for energy-efficient, healthy homes ([www.epa.gov/indoorairplus](http://www.epa.gov/indoorairplus)).

**ASHRAE's Standard 189.1:** Smoke-free buildings are a standard in The American Society of Heating, Refrigeration and Air-Conditioning Engineers' “Standard for the Design of High Performance, Green Buildings Except Low-Rise Residential Buildings”.

## Are You Ready to Go Green by Going Smoke Free?

Once you've decided to adopt a smoke-free housing policy as part of your green strategy, Live Smoke Free can offer free assistance to help you along the way. Here are steps you can take to provide healthy, smoke-free indoor air as part of your green multi-unit housing initiatives.

**New Developments:** Open your new housing development with a smoke-free policy in place. Require new residents to sign the policy during the lease-up phase. This will not only protect your investment, but also improve your property's market demand. Renters expect clean indoor air.

**Existing Properties:** Adopt a smoke-free policy as you renovate or renew leases for existing properties. Ask renters to sign the policy early and require that all residents sign the policy at lease renewal. It's legal, easy, and will extend your property's lifespan.

**Policy Scope:** When determining the scope of your policy, it is important to remember that the more areas your policy covers, the greener your property will be. At a minimum, a smoke-free housing policy should cover all indoor areas including individual units and common areas. However, you may want to consider a policy that covers some or all outdoor areas as well. A curb-to-curb smoke-free policy offers a cleaner property and healthier living, indoors and out!

## Free Resources from Live Smoke Free can Help you Go Green.

Live Smoke Free offers FREE assistance to developers and property owners including:

- Consultations and Presentations
- Promotions (Press Releases, Signage, Listing in a Statewide Housing Directory)
- Implementation Tools (Surveys, Notification letters, Lease language, Translated documents)
- Educational Resources (Tailored for Management, Staff, and Residents)
- Linkages to cessation resources



## References

- 1 U.S. Department of Health and Human Services. “The Health Consequences of Involuntary Exposure to Tobacco Smoke: A Report of the Surgeon General.” 2006. <http://www.surgeongeneral.gov/library/reports/secondhandsmoke/index.html>
- 2 Center for Energy and Environment. “Reduction of Environmental Tobacco Smoke Transfer in Minnesota Multifamily Buildings Using Air Sealing and Ventilation Treatments.” 2004. <http://mncee.org/Innovation-Exchange/Projects/Past/Environmental-Tobacco-Smoke/>

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