

I Spy with My Little Eye.....



HOUSING WASHINGTON
Spokane, WA
October 7-9, 2013

I Spy with My Little Eye.....

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Inspectors!!!

Love them?

Hate them?

Too many of them?

WHY? WHY? WHY?
won't they just leave us alone?

Guiding Standards:

- ▣ HUD Uniform Physical Conditions Standards (UPCS)
 - Site
 - Building Exterior
 - Building Systems
 - Common Areas
 - Units
 - Health & Safety
- ▣ HUD Housing Quality Standards (for Housing Choice Voucher program)
- ▣ State Building Code
- ▣ State Fire Code
- ▣ Seattle Housing and Building Maintenance Code

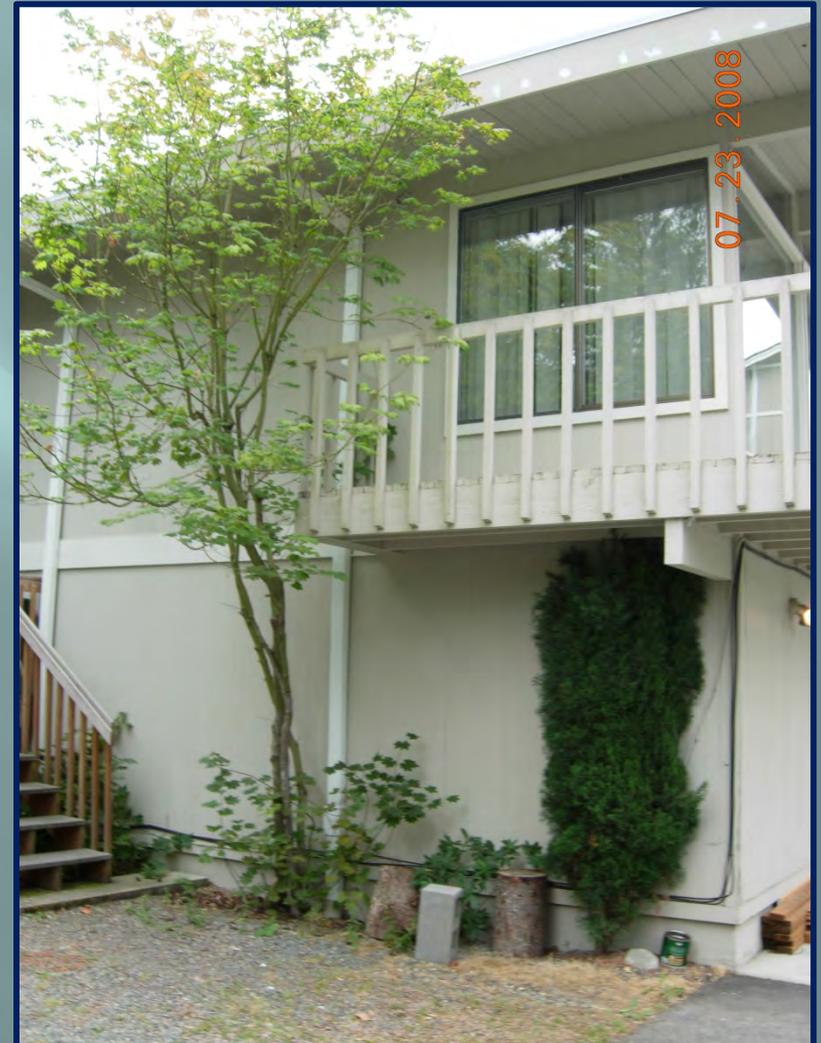
I Spy with My Little Eye:

- Design or construction flaws that will require additional attention, and
- Things done right!

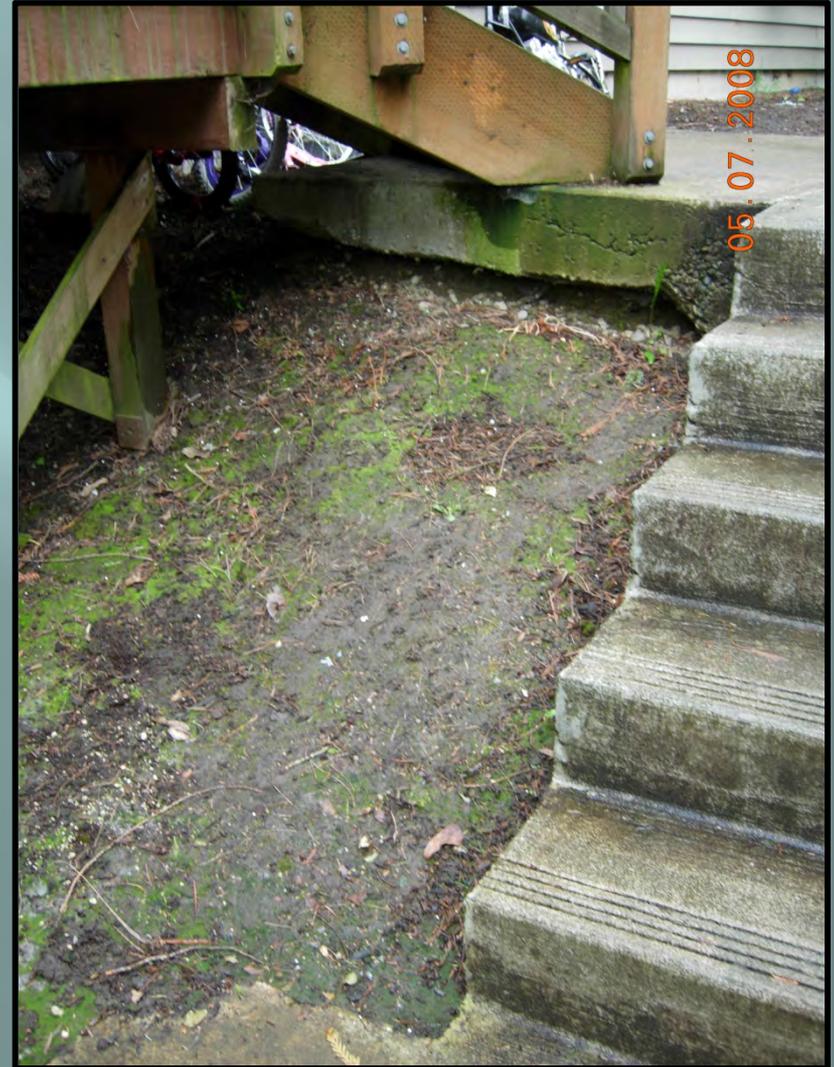
I Spy with My Little Eye..... SITE Issues



They looked good when they were first planted



I Spy with My Little Eye..... SITE Issues



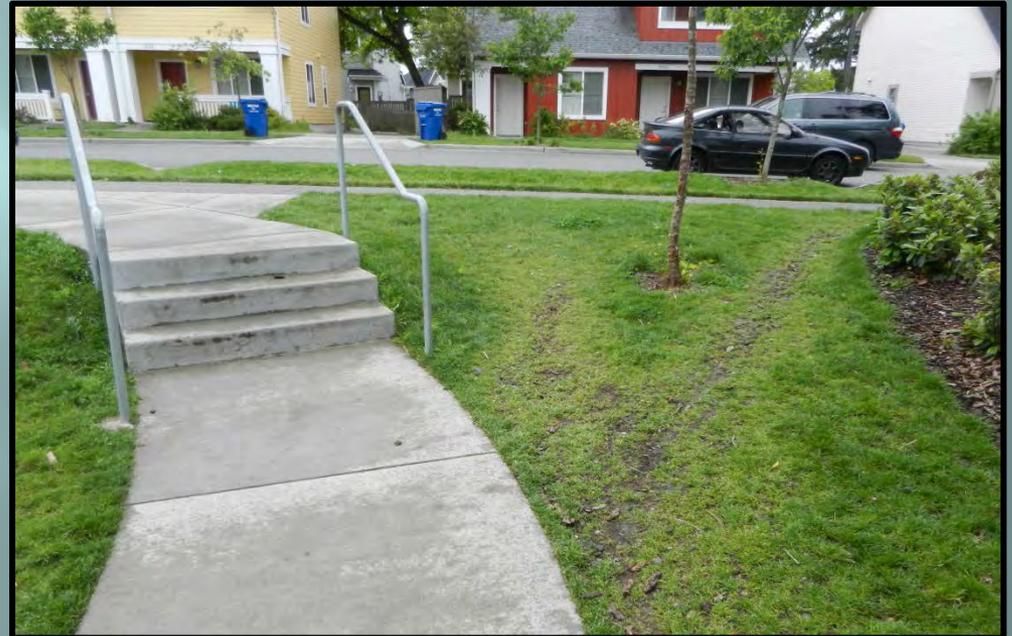
Just waiting to fail



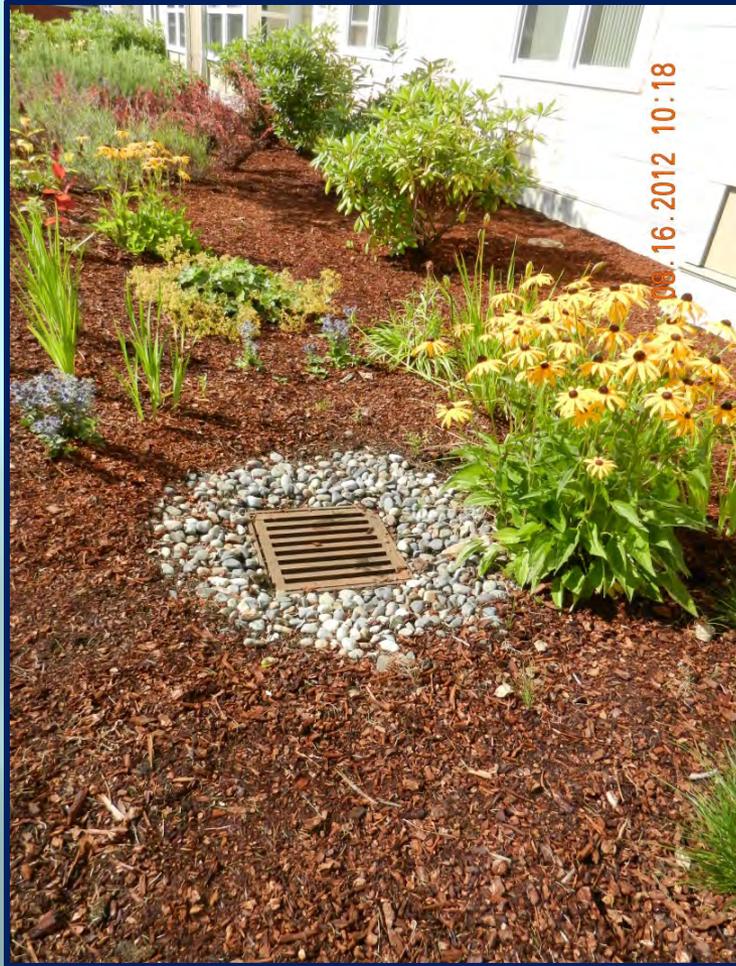
I Spy with My Little Eye..... SITE Issues



Paths; Put them where you need them Or, how to keep everyone on the path



I Spy with My Little Eye..... SITE Issues



Surface drains - placed in the landscape or parking lot should be where the water is



I Spy with My Little Eye..... BUILDING EXTERIOR Issues



Roof slopes that die into walls will fail sooner than later.



I Spy with My Little Eye..... BUILDING EXTERIOR Issues



Drainage size vs the gutter ability



I Spy with My Little Eye..... BUILDING EXTERIOR Issues



A solution and a better solution



I Spy with My Little Eye..... SITE Issues



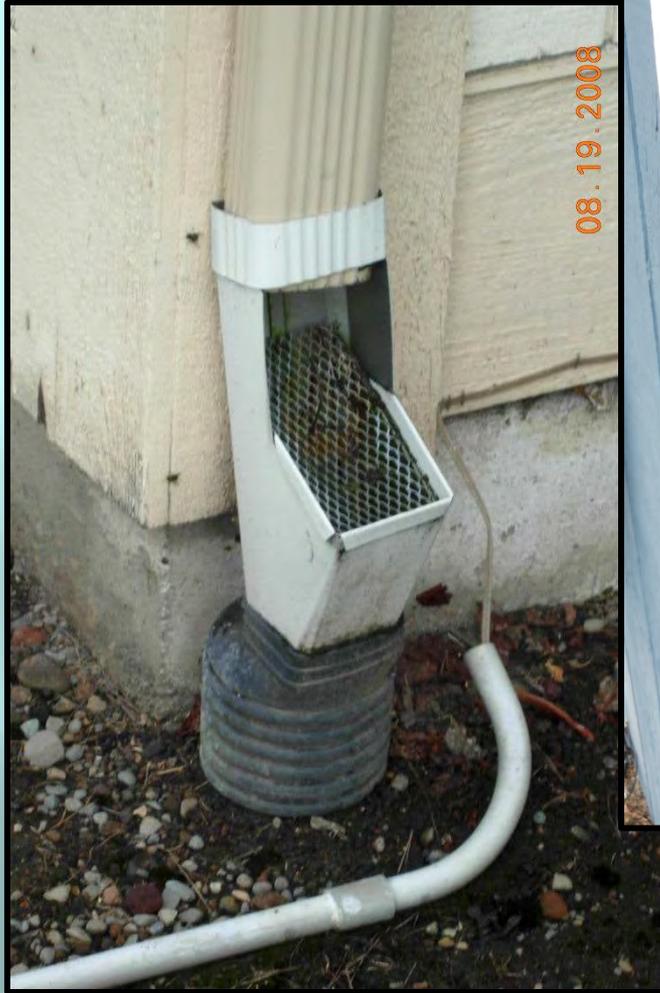
Get the water away from the building



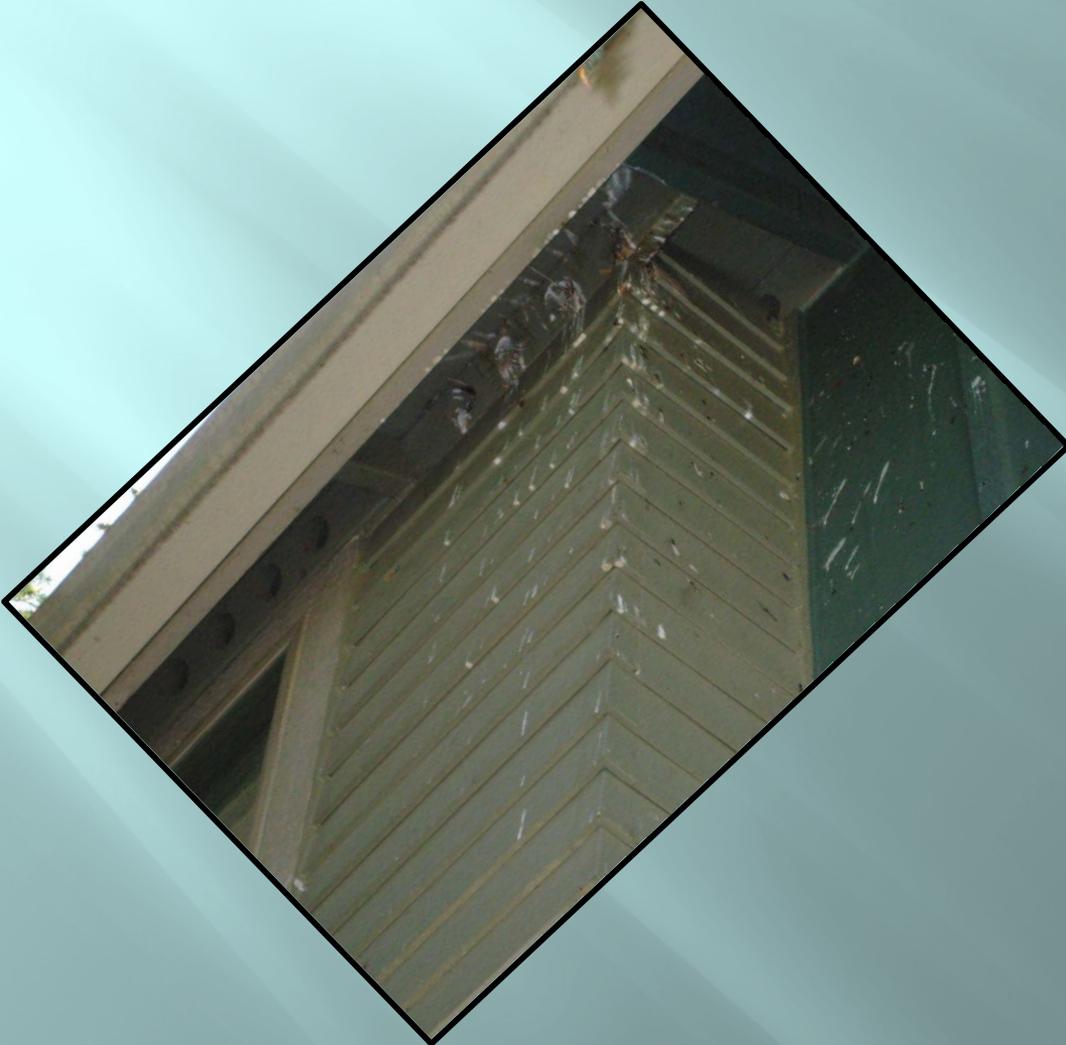
I Spy with My Little Eye..... SITE Issues



A better way to get debris out of you drain lines?



I Spy with My Little Eye..... BUILDING EXTERIOR Issues



If birds can hide there, they will



I Spy with My Little Eye..... BUILDING EXTERIOR Issues



Successful Exteriors



Successful Exteriors



HVAC Systems

- ❖ Keep it simple
- ❖ Don't over design it
- ❖ Make sure your operations staff can operate OR factor in the budget to hire HVAC professionals

When specifying the mechanical equipment make sure it will fit.



I Spy with My Little Eye..... BUILDING SYSTEMS Issues



I Spy with My Little Eye..... BUILDING SYSTEMS Issues



Spy with My Little Eye..... BUILDING SYSTEMS Issues



I Spy with My Little Eye..... BUILDING SYSTEMS Issues



Speaking of Lighting.....



Creativity with old Emergency Lights



Use LED emergency lighting



Let's focus on Units

You just never know what is behind that unit door.....could be fabulous.....maybe not so much.....



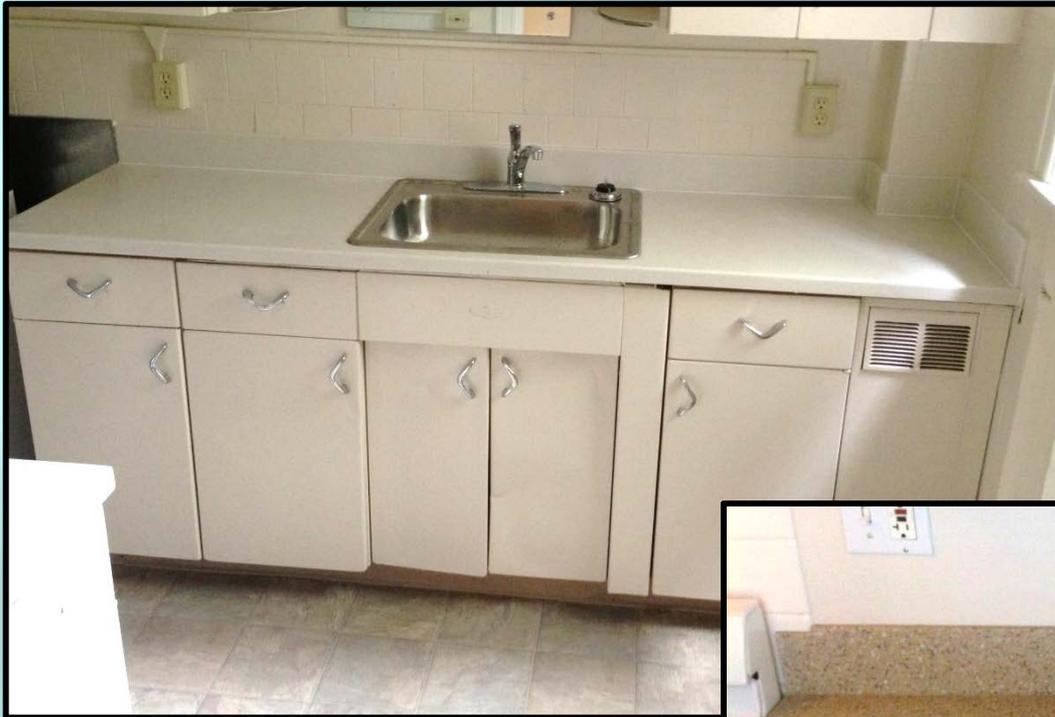
I Spy with My Little Eye..... Kitchens and Baths



Use water resistant surfaces



Solid Surface is good



Why not spec double sinks??



Countertops and Cabinets



Countertops and Cabinets



Reduce the need to caulk



Penetrations through the walls



I Spy with My Little Eye.....



Grease and Oil



Heat



Heavy cabinet door usage



Drawer Fronts, too



Some owners.....

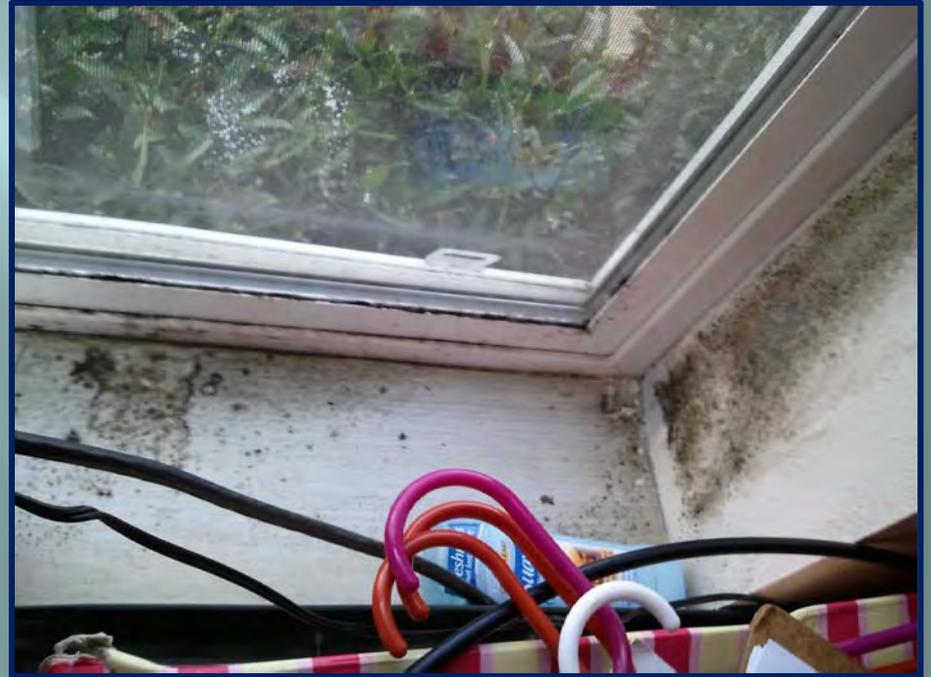


Use open cabinets in kitchens...leaving the doors off so it minimizes the need to repair hinges and replace broken doors.

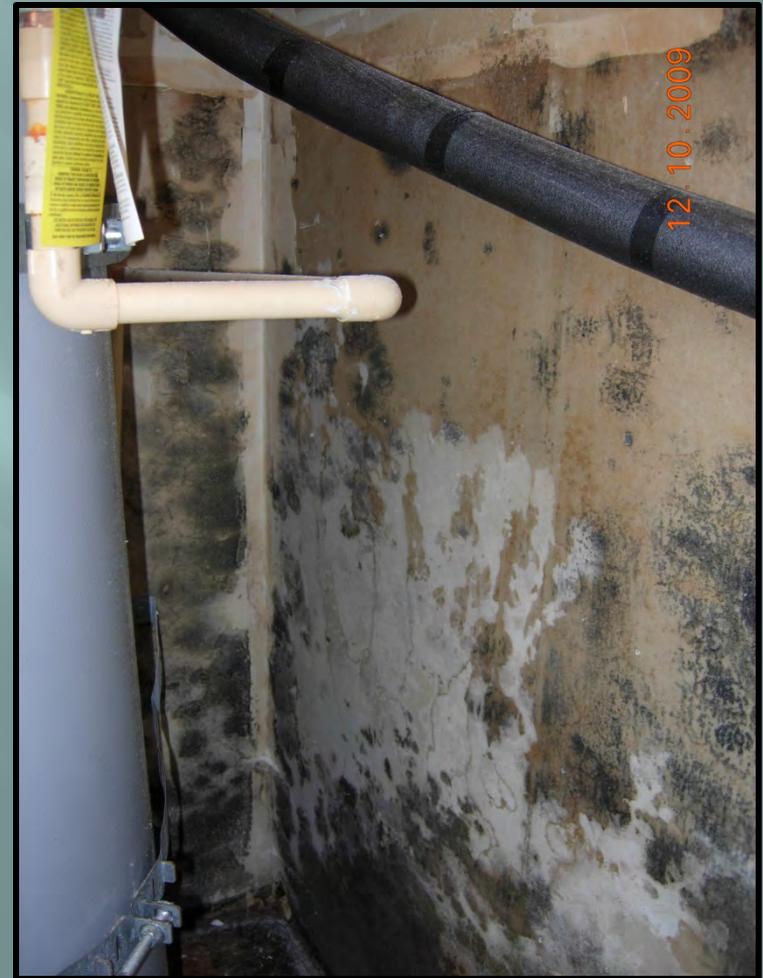
I Spy with My Little Eye..... Flooring problem



I Spy with My Little Eye..... MOLD



There is a source... There is a reason...



I Spy with My Little Eye..... HEALTH & SAFETY Issues



Alternative?



Cove Heaters



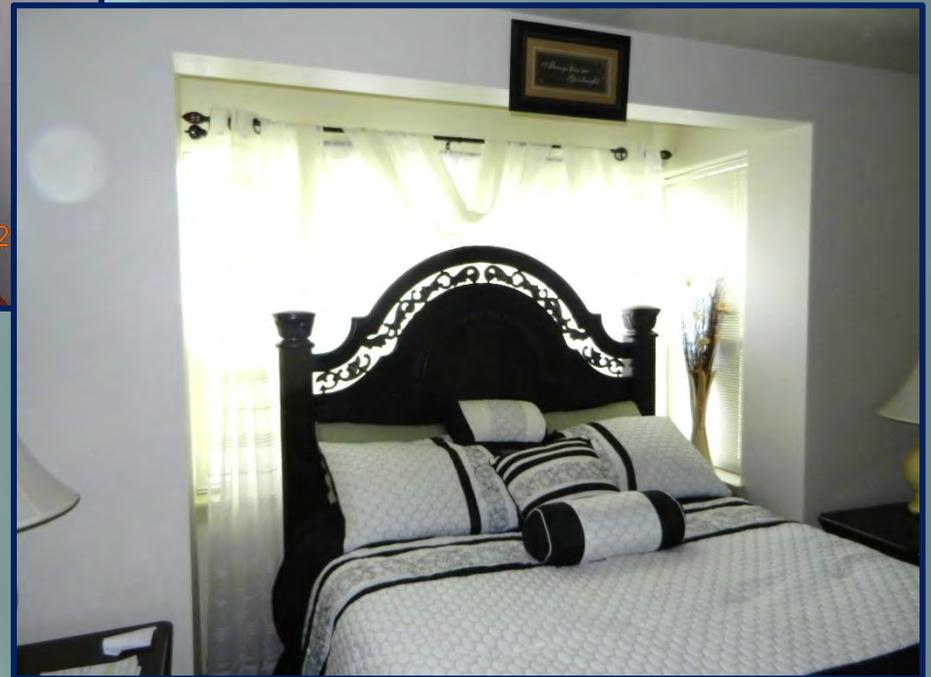
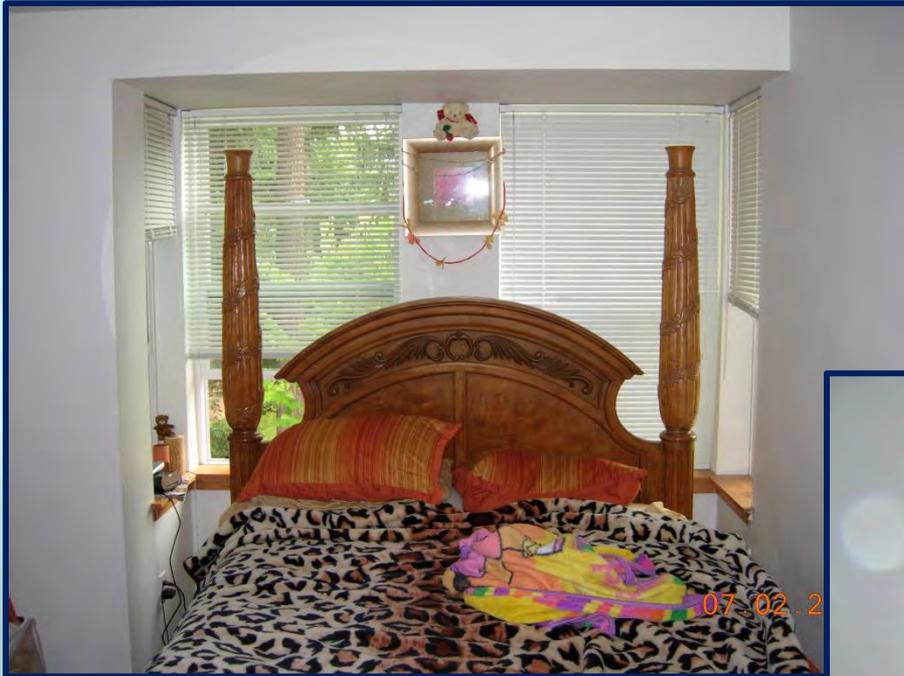
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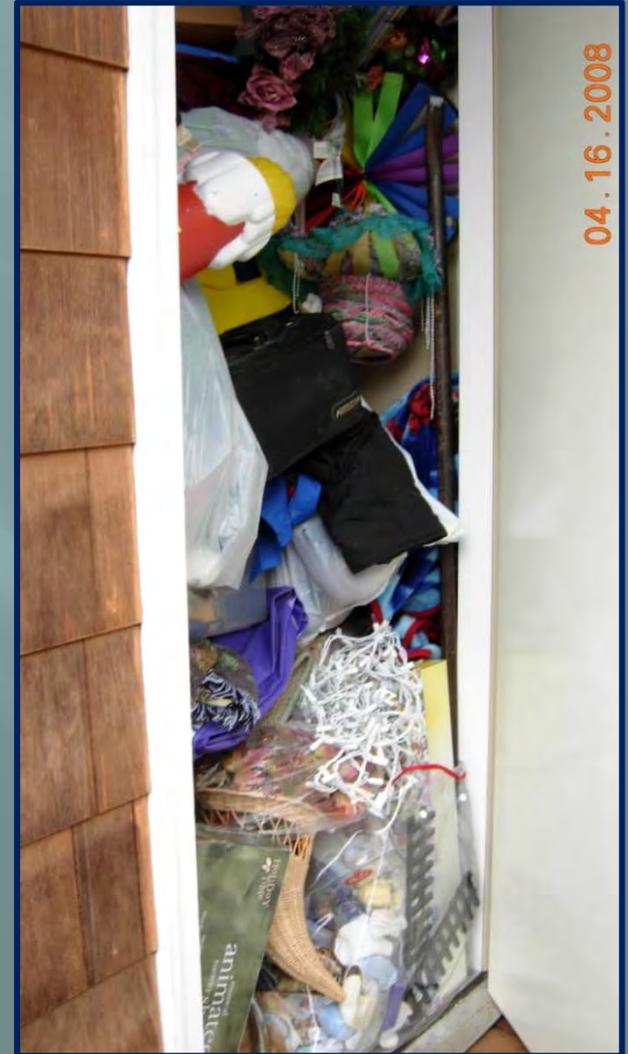
We challenge you to find a better place for water heaters!



I Spy with My Little Eye..... HEALTH & SAFETY Issues



I Spy with My Little Eye..... Resident Comfort



I Spy with My Little Eye..... Maintenance Staff Comfort



I Spy with My Little Eye...

Thank You

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