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**NYC
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Green Cleaning

Keep your building clean while protecting resident and staff health

Intent



Today's eco-friendly cleaning products work as well as conventional cleaners, while eliminating toxins and keeping indoor air healthy.

Information & Tips

For a list of green cleaning products endorsed by New York State and a calculator to help figure out how much money you can save with concentrated green cleaning products, visit the NYS website <https://greencleaning.ny.gov/>.

Look for products made from plant-based ingredients such as citrus, herb and vegetable oils. Vinegar and baking soda are natural and effective cleaners. Use refillable spray bottles and buy concentrates instead of ready-to-use solutions. Avoid aerosol sprays. Instead of paper towels, use microfiber cloths, which can be laundered.

No need to reinvent the wheel: several reputable organizations have done the background work for you. To find a list of certified cleaning products that are made with safer chemicals, visit Green Seal. <http://www.greenseal.org/>.

To learn more, visit: www.nycgreenhouse.org

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Green Maintenance Supplies & Equipment

Supplies and equipment with the building's operations and maintenance

Intent



Paints and primers, sealants and coatings, and adhesives and caulks contain Volatile Organic Compounds (VOCs) that evaporate easily at room temperature, releasing unhealthy gasses into the building's interior air.

Information & Tips

Latex, silicone, and water-based products are safer for the user and the building resident than oil-based products – they don't release harmful fumes. They're also easier to clean up using soap and warm water, rather than mineral spirits or turpentine.

If you're replacing floor or wall tile, or fixing up bathrooms and kitchens, choose caulks and adhesives that are water-based and low in VOCs (Volatile Organic Compounds). Ask a sales rep at your local hardware store to help you choose a product.

If you're purchasing tissue or paper towels for maintenance areas, look for products that have post-consumer recycled content, are FSC-certified, or are unbleached "chlorine free."

Read the product's ingredients label and be aware of the chemicals that you bring into your building. Products with toxic ingredients should be stored in well-ventilated areas.

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Common Areas

Common areas of the building that can be improved to benefit the environment and your wallet

Intent



Renovating or remodeling the common areas of your building presents multiple opportunities for implementing greener ways of life, from the basement up. It can be something as small as a light bulb.

Information & Tips

Weatherize doors, windows, and plumbing and electrical penetrations in building corridors. Sealing cracks and gaps will conserve heat during the winter, and reduce air conditioning use during the summer.

Receive a free audit and assistance in weatherizing your building through DHCR. Check to see if your property is eligible by visiting <http://www.dhcr.state.ny.us/programs/weatherizationassistance/>

Mechanical rooms and basements are typically minimally-ventilated spaces. If you're unable to improve ventilation in these areas, ask your janitorial supplier about green cleaning products.

For common areas including lobbies, entryways, stairwells, and elevators, select materials that are durable, easy to maintain, and easy to clean.

Use compact fluorescent light bulbs and motion detectors in common areas such as vestibules, stairways or mail rooms, to save energy and reduce electric bills.

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Interiors

Consider low emitting materials when renovating residential interiors

Intent



Particleboard, Medium Density Fiberboard (MDF), and carpeting with its associated padding and adhesives typically emit urea formaldehyde, a known carcinogen, and other Volatile Organic Compounds (VOCs) which are hazardous to your health.

Information & Tips

Work with particleboard and/or MDF that is in compliance with codes A208.1 & A208.2 of the American National Standards Institute.

Use Forest Stewardship Council-certified wood, which encourages environmentally and socially responsible practices in forestry.

Don't install carpeting in busy entryways or in moist rooms such as laundry rooms, bathrooms, kitchens or utility rooms.

When laying hardwood flooring, use recycled wood or engineered wood. It's easier to install and to clean, plus it's better for the environment.

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Weatherization

Sealing the gaps keeps your building efficient and healthy

Intent



A strong, energy-efficient building envelope will save you money on heating and cooling costs. Keeping a solid seal between interior spaces and the exterior of the structure helps prevent conditioned air loss, unwanted moisture and odors.

Information & Tips

For comfortable interior conditions all year round, it's important to achieve the right balance of sealing (for energy conservation) and ventilation (for healthy indoor air quality) in your building. Keep windows closed to conserve heat during the winter, and make sure ventilation shafts are in working order.

To prevent drafts, install weatherstripping on windows and doors in your building's common areas, and in residents' apartments. Weatherstripping is inexpensive and available at any hardware store. Make sure you get the correct thickness and width for each door or window.

<http://www.dhcr.state.ny.us/programs/weatherizationassistance/>

Applying caulk, sealants and foam in any of the envelope's gaps or cracks is an excellent way to conserve heat or cool air within the building. Most importantly, seal the seams of your attic, crawlspace, unheated basement and garage air ducts with mastic or foil tape, and then wrap with insulation to maintain proper temperatures.

http://www.habitat.org/env/pdf/air_sealing.pdf

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Building Envelope

Roof, walls, windows, façades and foundations

Intent



For comfortable interior conditions all year round, it's important to achieve the right balance of sealing (for energy conservation) and ventilation (for healthy indoor air quality) in your building.

Information & Tips

Put a “cool roof” on your building to keep the sun’s heat from entering and remaining in the building. Reflective asphalt shingles, when applicable, can also deflect the sun’s rays back into the atmosphere. Seek Energy Star® qualified roofing products when renovating the roof.

<http://www.nyc.gov/html/coolroofs/html/home/home.shtml>

http://www.nyc.gov/html/dob/html/sustainability/white_roof_works.shtml

When replacing windows, prevent unwanted heat gain or loss in the building by using Energy Star® or National Fenestration Rating Council (NFRC) rated windows.

<http://www.nfrc.org/fenestrationfacts.aspx>

Hang insulated, pre-filled and reinforced exterior doors to maintain adequate temperatures within the building. Install Energy Star® rated doorjamb and frames at both the interior and exterior doors to help sustain ideal temperatures within the units.

http://www.energystar.gov/index.cfm?fuseaction=find_a_product.showProductGroup&pgw_code=W1

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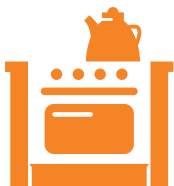


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Kitchen

Saving money by going green during kitchen renovations

Intent



A kitchen renovation is a great opportunity to install energy and water efficient appliances as well as durable flooring and cabinetry that will hold up over time.

Information & Tips

Eliminate unhealthy building conditions by choosing materials that are impervious to mold and bacteria.

Select flooring and cabinetry that are durable and easy to maintain.

Paint ceilings and walls with a low or no-VOC semi-gloss paint that is easy to wipe down.

Install ceiling light fixtures that are designed for CFL bulbs. Traditional incandescent bulbs use substantially more energy than CFLs.

Windows are a great source of light and natural ventilation; however a range hood or Energy-Star® rated exhaust fan in the kitchen with sufficient speed to circulate air and reduce moisture build-up is an important part of maintaining an efficient and healthy indoor environment.

Select paints, caulks, adhesives, and floor substrates that are low-emitting and non-toxic.

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Bathroom

Saving money by going green during bathroom renovations

Intent



A bathroom renovation is a great opportunity to install water-efficient fixtures, as well as floors, walls and ceilings that are impervious to mold and bacteria.

Information & Tips

Saving water saves money. Use low-flow fixtures and fittings to prevent flushing money down the drain.

Eliminate unhealthy building conditions by choosing materials that are impervious to mold and bacteria.

Select flooring and cabinetry that is durable and easy to maintain.

Select caulks, adhesives, grout and floor substrates that are low-emitting and non-toxic. Paint ceilings and walls with a low or no-VOC semi-gloss paint that is easy to wipe down.

Install ceiling light fixtures designed for CFL bulbs. Traditional incandescent bulbs use substantially more electricity than CFL bulbs.

Mold can be unhealthy for residents, unsightly and can cause permanent stains to floors and finishes. Learn more at the Environmental Protection Agency's webpage: A Brief Guide to Mold, Moisture, and Your Home: <http://www.epa.gov/mold/moldguide.html>

To learn more, visit: www.nycgreenhouse.org

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