Agency

**Olympic Community Action Program**

Aubrey lives in a small 1930s rental home with her young son and infant daughter. She always felt her home’s energy bills were much higher that they should be, considering how conservatively she’d been heating her home. Aubrey contacted OlyCAP’s weatherization program for assistance. Program staff recognized the potential here, and contacted the landlord, Irene, about cooperating with the program. Irene was cautiously responsive and willing, but very concerned about the costs involved. Since OlyCAP’s weatherization program always evaluates a home and submits a proposal to the landlord before requiring any contribution, she agreed to go forward with the home assessment.

Once on site, OlyCAP’s energy auditor discovered that the home was woefully under-insulated, and that the exterior walls contained lead-based paint. Also, the heat in the home was aging and expensive to operate even for a small home. The kitchen ventilation fan was un-ducted, allowing dust and old insulation fibers in the attic to become airborne and enter the conditioned space of the home. Additionally, electrical repairs were needed as well- illegal wiring splices in the attic posed a significant fire hazard. A scope of work was quickly developed to address these issues, designed to not only make the home more efficient, but to perform the work safely and without risk to the home occupants. A copy of the proposal was sent to the landlord. Once Irene saw how comprehensive the scope of work was- and how

relatively inexpensive her required contribution would be- she quickly agreed. Lead-safe renovation practices were employed to contain dust during work. A certified electrician repaired illegal wiring splices and inspected the wiring prior to insulating the home. All dirty pathways were sealed, and home ventilation repaired, properly ducted, and after airsealing was completed the new whole house fan was programmed to maintain air quality in the home. In addition, an efficient ductless heat pump was installed during work. A rebate from the City of Port Angeles Utilities reduced the cost of the DHP installation, making the work proposal even more attractive. The landlord paid for the half of costs of the heat system installation, as well as half of the electrical repair costs. The tenant and landlord were both extremely pleased with the quality of work. Drafts in the home were reduced by almost 50%. The attic was insulated to R49, a huge increase over the ancient, threadbare 1” batts. The 2x4 exterior walls, previously uninsulated, were dense packed to a value of R15. As this project was done in the midst of a pretty harsh winter, the tenant was immediately impressed by how much more comfortable the home was, and relieved how much easier it was now to keep her family warm.

For more information:

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