

GREEN REFURBISHMENT

Congratulations! By planning to purchase a share at Becketwood rather than buying new construction, you have already made a positive contribution to the environment. Also, if you've downsizing give yourself credit - small is green, just because it uses less of everything!

Why Go Green?

Our Vision for Becketwood in the Next Five Years contains six strategic imperatives, including "Maintain a Green Environmental Ethic." An action step under that imperative is: "Encourage green upgrades in individual units by providing information on environmentally friendly products."

The good news is that as the demand for green products has increased, they have become more widely available and competitively priced.

Conventional products for homes contain numerous toxins suspected to be detrimental to health, and to cause indoor air quality to be poorer than outdoor air quality. Products that are environmentally friendly are also human-health friendly.

You'll feel good! While enjoying your beautiful home environment created from natural, renewable, and/or sustainable materials, you will be contributing to your own good health and the health of the planet.

"Win, win, win: whether your remodeling plans call for a few modest improvements or a dramatic ... makeover, doing it green can make your home more environmentally friendly, healthier to live in, and more economical to maintain..." Barry Katz.



Ask Important Questions



It is not necessary to be "well-versed" in order to do a green upgrade. What is needed is enough background to **Ask Important Questions:**

- What in the unit can I reuse?
- What can be repurposed?
- If buying new: What is this made of?

- Are the materials renewable?
- Are they nontoxic?
- How much energy was used in its manufacture?
- Where was it made? (How much energy was required to deliver?)
- Beware of “greenwashing”- products called green based on little.
- **Bottom line: Is it sustainable?**



**There are different shades of green.
Aim for a deep green if you can, but pick the shade that works best for you!**

What To Consider

Reuse or repurpose what exists in the unit as much as possible.

Paint and other surface finishes

- Use low-VOC (volatile organic compounds, zero-VOC or water-based paints, stains, and wood finishes
- Recycle old paint at designated drop off sites
www.paintcare.org



Appliances

- Choose **Energy-Star** or better appliances www.energystar.gov
- Refrigerators with bottom freezers use less energy than top freezers or side-by-sides.
- Microwaving or convection baking uses less energy than conventional ovens.
- Dishwashers should be water efficient and allow dishes to air dry.

Faucets, showerheads, bathroom fixtures

- Any new faucet or showerhead is more efficient than those installed in 1986.
The **Water Sense** label on fixtures indicates they meet EPA criteria of being at least 20% more water-efficient than average products of the same type
www.epa.gov/watersense/products
- All new toilets are “low flush” (using 1.6 gallons or less per flush. Consider a dual-flush water-saving toilet, which can use as little as 1.28 gallons.)

Lighting

- LEDs (Light-Emitting Diodes) are currently replacing CFLs (Compact Fluorescent bulbs), because although they cost more to purchase (less each year) they use less energy and last five times longer.
- Where these are not practical, dimmers reduce energy.

Floor options

- If you remove carpet, recycle it at Better Futures in Minneapolis www.betterfuturesminnesota.com or Brotex in St. Paul www.brotex.com/carpet_recycling.aspx
- Wood floors are not only in fashion but have the advantage of not retaining pollen, pet dander, bacteria, and mold. Look for FSC (Forestry Stewardship Council, which monitors forestry practices and approves sustainable harvesting) certified products, reused/reclaimed wood, or bamboo (really a grass, it replaces itself in 5 years). www.fsc.org/en-us/certification Bamboo can be competitive in price to wood laminate, which is less environmentally friendly.
- Cork and linoleum are made from renewable sources and are nontoxic.
- Select carpet and rugs that have the **Green Label Plus** certification www.carpet-rug.org/green-label-plus
- Install carpet over low-VOC, formaldehyde-free padding without brominated flame retardants.
- Avoid flooring, wall coverings, and furniture made of vinyl, which is made from petroleum and is high in phthalate plasticizers. However, recycled vinyl flooring is now available at Natural Built Home (see page 4). It has wood graining and will wear better than wood laminate.

Cabinets and furniture

- Use wood (see Floor options above) or formaldehyde-free plywood or particleboard. Buy local made products www.crystalcabinets.com and www.forestproductssupply.com

Countertops

- Countertops can be made of anything!
- Granite, a buyer cliché for years, is not renewable. Quartz is less destructive to produce and requires less maintenance.
- Many new eco-friendly types of counter material are available.
- 100% recycled paper is probably the most environmentally friendly. www.paperstoneproducts.com
- Recycled glass, which has the look of stone, has a high percentage of recycled material. Even the Big Box stores sell recycled glass, with prices competitive with quartz.
- Bamboo has the look of butcher block and is less expensive than all the above.
- Marmoleum (linoleum) is the biggest bargain of all. www.forbo.com/flooring/enus/products/marmoleum/bygfce
- Be aware that “solid surface” sounds good, but is actually acrylic.

Bathrooms

Because of high humidity, bathrooms do not lend themselves to the use of green materials as easily as other parts of the home. However, porcelain tile with recycled content is available. Accents can be recycled glass. Want a softer, warmer shower floor? Consider recycled wine corks! For vanity cabinets and countertops, see above.

- Although Kohler does not promote it, all of their sinks (kitchen & bathroom), have significant recycled content (over 50%). In addition, Kohler manufactures in Wisconsin, making it a good environmental choice for new products.

Finally... Before buying green products anywhere, visit Natural Built Home, which has done the research and selected their products based on strict criteria. Located at 4020 Minnehaha Avenue, 612-605-7999 it is handy to Becketwood. Talk to Angie!
www.naturalbuilthome.com

For eco-friendly products, especially home furnishings, try Moss Envy at 3056 Excelsior Boulevard, 612-374-4581. www.mossenvy.com

Other Resources

Other resources are available in the Becketwood Refurbishment Office.

- The Green Home Guide Staff, "Navigating the Flooring Thicket: Finding the Greenest Way to Meet Your Needs", September 03, 2009
- Hirshberg, Joel, "How to Buy a Green Floor," Green Building Supply, c2010
- City of Roseville: *The Plan Book*, "Interior of Your Home: Materials, Energy Use, and Appliances", updated 2016
- Katz, Barry, *Practical Green Remodeling: Down to Earth Solutions for Everyday Homes*. The Taunton Press, c2010
- Minnesota Department of Commerce, Division of Energy Resources: *Appliances, Lighting, Electronics: An Energy Guide to Help You Select and Operate Efficient Devices for Your Home*: 2010
- Where To Get Rid Of Anything Without Sending It To The Landfill:
www.timetoorganize.com/resources/donate

