



Why Convert Apartments to Non-Smoking?



- Saves \$\$\$ Money in Maintenance and Cleaning Costs
- Reduces Fire Risk
- Reduces Conflicts Between Tenants
- Improves Indoor Air Quality – Healthier Air for Everyone
- Helps Keep Green Buildings Green
- Vast majority (85-90%) of Bay Area residents do not smoke

A growing number of public and private market rate apartment complexes throughout the US are choosing to provide non-smoking units and entire buildings in response to consumer demands and to address health, legal, and safety concerns caused by migrating tobacco smoke that seeps throughout the building and into other people's living areas. Even smokers do not smoke in their own homes. A recent California survey found that over 75% of smokers do not smoke inside their homes.

It's Legal to Go Smoke-Free

The Federal Fair Housing Act, at 42 U.S.C 3601, prohibits discrimination in the rental of dwelling units because of race, color, religion, sex, familial status or national origin. However, the right to smoke is not protected under the Civil Rights Act of 1964 or any other civil rights authorities. **Landlords can prohibit smoking on their property** just as they can prohibit pets and excessive noise.

Maintenance Savings A smoked-in unit costs an estimated \$3,000 more to clean than one that has not been smoked-in. These costs include additional cleaning, paint and sealants to cover smoke stains, cleaning of the ducts, replacing window coverings, replacing carpets and built-in furnishings that have been smoke-damaged.

Going Green Means Going Smoke-Free According to the U.S. Green Building Council (USGBC), toxin-free building materials used in green buildings help combat indoor air pollution. Allowing people to smoke in a green building would result in diminishing the indoor air quality significantly since secondhand tobacco smoke (SHS) contains 4,000 toxic chemicals including 40 which are known to cause cancer. A non-smoking policy would be an excellent approach to achieve improved IAQ in existing, retrofitted, and new buildings.

Fire Risks

According to the National Fire Prevention Council, cigarettes are a leading cause of residential fire fatalities in the United States, killing 700 to 900 people - smokers and nonsmokers alike - per year.

Secondhand Smoke is Dangerous to Human Health

The California Environmental Protection Agency has declared SHS to be a "toxic air contaminant," putting it in the same classification as formaldehyde, diesel fumes, and arsenic.



And the US Surgeon General has stated unequivocally that the “debate is over, the science is clear,” that secondhand smoke is dangerous to human health even in small amounts and in as little as 20 minutes of exposure – and that ventilation may reduce but not eliminate the risk especially to those most vulnerable like children, the elderly and those with chronic illnesses.

Secondhand smoke causes an estimated 53,000 deaths in non-smokers in the United States each year, including approximately 3,400 from lung cancer and another 22,000 to 69,000 from heart disease.

Californians Are Most Exposed to SHS in Their Homes, Especially Children

Californians spend over 65% of their time at their residences and yet that is the one place which is least safe from secondhand smoke exposures, especially in dense housing like apartments and condominiums. While smoke-free workplace laws have substantially reduced SHS exposures for adults over the past 15 years, children continue to be exposed at home where they spend the most time.

Smoke Seeps into and Pollutes Neighboring Units

The gases and particles in secondhand smoke drift and seep into hallways and neighboring units through doors, windows, vents, outlets, plumbing, and other cracks and openings. As much as 65 percent of the air in any one apartment has migrated from other units. Smoke from a neighbor’s unit can cause or aggravate existing health conditions, including cancer, respiratory infections and asthma.

Several California cities have designated SHS to be a nuisance as has the State of Utah.

Smoking Cessation Support. Because tobacco smoking is an addictive behavior, apartment management companies that implement non-smoking policies should provide residents with information on local smoking cessation resources and programs. The California Smokers HelpLine provides materials and free telephone counseling and referrals to local programs. 1-800-NO-BUTTS. The American Lung Association also has a free on-line Freedom from Smoking program – www.lungusa.org and cessation and other lung health advice from lung health professionals at 1-800-LUNGUSA.

**Interested in Making the Smoke-Free Choice?
Contact the Bay Area Smoke-Free Housing project at (510) 893-5474**

Free materials available including: sample lease addendums, sample letters to tenants, secondhand smoke and quit smoking brochures, step-by-step how to guides, No SMOKING SIGNS, addressing complaints and compliance issues, etc.

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