

Rehab Train Institute
Session #2
Wednesday, **April 16** & Thursday, **April 17**
9:00 a.m. – 3:00 p.m.

PRESENTERS: Steve Meadors & Paul DeSpain, Rehab Specialists
Louisville Metro Department of Housing & Community Development

David Marchal, Architect
Louisville Metro Planning & Design

Michael McCoy, Landscape Architect
Center For Neighborhoods

SESSION GOALS:

- How to identify appropriate properties for rehabilitation
- Conducting an initial assessment of the property in order to determine project feasibility
- Introducing building systems and property inspections:
 - Foundation
 - Structure (e.g. determining structural integrity)
 - Roof, gutters & downspouts
 - Exterior siding & finishes
 - Windows
 - Doors and general accessibility
 - Insulation & energy efficiency
 - Drywall, **flooring**, and interior finishes
 - Plumbing
 - Electrical
 - HVAC
- Choosing between replacement and **patching/repair**
- Lead abatement: Federal requirements
- Lead abatement: affordable methods
- Recognizing other environmental issues (e.g. asbestos)
- Architecture & Design
 - Rehabilitation that respects & enhances original character
 - Modernizing interiors to match contemporary preferences (i.e., how to increase the marketability of shotgun houses)
 - Landscape Design [e.g. sidewalks and accessibility, site runoff, on-site parking (if driveway or alley is present), tree preservation, **low-cost/no cost** site enhancements]
- How the **inspector/contractor** prepares a cost estimate for rehabilitation
- Engaging general contractors & subcontractors
- Project oversight

The class will meet each morning at the Urban Design *Studio*, 507 S. *Third St*.

Following lunch at the *UDS*, the group will visit Land Bank-owned houses in Louisville neighborhoods as case studies based in the morning discussions.