Prohibit smoking in common areas.

- Implement and enforce a "no smoking" policy in all common areas such as hallways, balconies, doorways, exercise rooms, swimming pool areas, playgrounds, and laundry areas.
- Amend the rental lease or condominium association agreement to reflect the policy change.

Designate specific areas as smoke-free.

- Separate sections, patios, hallways or playgrounds can be designated as "smoking" or "non-smoking".
- Use signs to clearly mark the areas.

Include an additional security deposit.

- Require an additional security deposit to help offset cleaning expenses caused by smoke damage.

Resources:
Help your Tenants to Quit

Utah Tobacco Quit Line:
1-888-567-TRUTH(8788)
Spanish Line: 1-877-629-1585
Utah QuitNet: www.utahquitnet.com

References

1. http://www.cdc.gov/tobacco
2. Glantz, S.A. & Parmley, W., "Passive Smoking and Heart Disease: Epidemiology, Physiology, and Bio-chemistry", *Circulation*, 1991: 83(1): 1-12.
3. http://www.tcsg.org/sfelp/home.htm
4. http://www.nfpa.org

Promote Prevent Protect
Utah Department of Health

Utah Department of Health
Environmental Epidemiology Program
P.O. Box 142104
Salt Lake City, Utah 84114-2104

For more information, contact:

Phone: (801) 538-6754 or
(801) 538-6260
http://www.tobaccofreeutah.org

Secondhand Smoke in Apartments and Condominiums

A Guide for Managers and Owners

The TRUTH

A Guide for Managers and Owners

Fifty-three thousand people die each year as a result of SHS exposure. [1] Additionally, hundreds of thousands of people exposed to SHS suffer various other illnesses, such as asthma, and bronchitis.

SHS from one housing unit may seep through cracks, or travel by a shared ventilation system and enter into the living space of another. Ventilation systems in apartments and condos usually do not filter and move air well enough to stop SHS.

Secondhand smoke contains 4,000 chemicals, 43 of which are cancer causing. [2]

Blowing smoke away from other people, going into another room to smoke or opening a window may help to reduce exposure, but will not protect residents from the dangers of SHS.

Here are some reasons to change the smoking policies in your apartments or condominiums:

- SHS drifting between units is a problem for many residents.
- There is a market for smoke-free apartment units and buildings. [3]
- Landlords who ignore the issue of smoking face a growing likelihood of lawsuits by tenants suffering from SHS exposure.

Benefits of a Smoke-Free Apartment or Condominium

The greatest benefit of a smoke-free apartment or condo complex is the elimination of the health risks associated with secondhand smoke. In addition, smoke-free units may:

▪ Save money by reducing the damage that smoke causes (e.g. costs associated with cleaning carpets, walls, and repairing property from burns).

▪ Reduce fire risk, which may also reduce insurance costs. Smoking materials (e.g. cigarettes, cigars, lighters, matches, etc.) are the leading cause of home and total fire deaths in the United States. In 2001, there were 31,200 smoking-material structural fires. These fires resulted in 830 deaths, 1,770 injuries and $386 million in direct property damage. [4]

Smoke-free Community

Creating a Smoke-Free Environment

In 1997, the State of Utah enacted the SHS Amendments which established smoking is a nuisance under the law, and gave condominium and apartment complexes the authority to ban smoking in units, common areas, or on the premises.

Implementing Smoke-free Policies

The following are suggestions to establish smoke-free policies:

Phase In: Consider phasing in smoke-free units in all or part of the building(s).

- Talk about going smoke-free. Discuss with your tenants ways to make the building smoke-free.
- Don't allow smoking in unit. Politely ask people-even house guests– to smoke outside, away from entrances and air intakes.
- Make it clear that you are keeping your apartment or condo smoke-free to protect yourself and others in the building from harmful SHS.

Post No Smoking Signs