CASE STUDY: Mendelsohn House

KOHLER toilet swap-out at apartment complex makes water conservation easy for hundreds of San Francisco seniors

KOHLER, Wis. – October 4, 2011 – The Mendelsohn House apartment complex in downtown San Francisco is home to a resident population of primarily senior citizens with an occupancy level that has hovered near 100 percent for many years. Just three blocks from the bustle of Market Street, the complex is popular for its location, modern amenities, and the support services provided to its residents.

At the time of its construction in 1988, all units were outfitted with 3.5 gallons per flush gravity-fed toilet fixtures. In April 2010, Mendelsohn House underwent a month-long project to replace 192 of the 22-year-old inefficient toilets with 1.0 gpf Kohler Highline Pressure Lite and Wellworth Pressure Lite toilets.

“The residents of Mendelsohn House are generally more concerned with their fixtures working properly than with water consumption,” said Kohler commercial sales manager Phil Boggs. “Replacing the old fixtures with Kohler’s more advanced models was a win-win for all; we were able to see huge water savings while simultaneously keeping our residents happier and dramatically lowering the number of service calls made to deal with plumbing-related issues.”

Building management reaped the benefits immediately, as well, with toilet maintenance requests dropping 93 percent; eighty toilet repair requests were filed in a little over a year before the project. Six months after the Kohler toilets were installed, maintenance only received five service requests, and none the following year.

Another measurable benefit: The water savings. The old fixtures so frequently experienced leakage that their water usage was often estimated to exceed their original 3.5 gallons per flush consumption. Secondly, unlike a complex with younger residents who spend the majority of their waking hours at work or school, many Mendelsohn House tenants remain at home during the day, resulting in a higher than average toilet use, and thus a greater increase in water savings when 3.5 gpf toilets were replaced with high-efficiency models.

Bold. Efficient.

For owners of apartment complexes and other residential living facilities, the use of KOHLER toilets results in the complimentary combination of satisfied residents, reduced maintenance issues, and broad
water savings. Both the Highline Pressure Lite and the Wellworth Pressure Lite toilets are engineered to deliver excellent performance in commercial facilities and homes where the toilet will be used frequently. These 1.0 gpf toilets use substantially less water than the previously used 3.5gpf toilets and were designed to reduce peak decibel levels, meaning they have a quiet flush. This is an important factor in concentrated living areas where noise levels are a vital component to resident satisfaction.

**KOHLER products used:**
- Highline Pressure Lite toilet
- Wellworth Pressure Lite toilet

**About Kohler Co.**

Kohler Co. has a long history of supporting water efficiency and sustainability in products as well as processes. Aligning with organizations and programs like [EPA WaterSense](https://www.epa.gov/watersense), [Alliance for Water Efficiency](https://www.awewater.org), [Alliance for Sustainable Built Environments](https://www.asbe.org) and [U.S. Green Building Council](https://www.usgbc.org), Kohler has positioned itself as a sustainability leader in the plumbing industry with educational programs, awareness campaigns, and water-saving products. In recognition of these efforts, Kohler has been awarded three consecutive excellence awards from the EPA WaterSense program.

Kohler Co. offers products that are designed to conserve natural resources while remaining true to a singular quality level of performance and design. Whether specifying plumbing products that help buildings earn LEED® water-efficiency points, reducing facility operating costs or accommodating the preferences of homeowners, the water-saving KOHLER fixtures and faucets address the challenging demands of customers and preserve one of our most precious natural resources. Visit [www.SaveWaterAmerica.com](http://www.SaveWaterAmerica.com) for more information about Kohler’s water-saving products and its continuing efforts to help drive conservation.

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