

# **Create Healthy Homes**

## **Environmental Design and Inspection Services**

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## **New Building Construction and Remodeling Consultation for Healthy Wiring to Avoid EMFs — RFP**

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Services are provided by Oram Miller, Building Biology Environmental Consultant (BBEC) and Electromagnetic Radiation Specialist (EMRS). Create Healthy Homes is based in Los Angeles, California. My website is <https://createhealthyhomes.com>

I was certified as a BBEC in 2003 by the International Institute for Building Biology and Ecology, now known as the Building Biology Institute, <https://buildingbiologyinstitute.org>. I received my EMRS certification in December 2014. I served from 2013 through 2024 as Adjunct Faculty and Lab Leader Supervisor for Electromagnetic Radiation (EMR) seminars for the Institute and participated in curriculum development during those years.

This initial consultation provides an individualized discussion covering healthy wiring in new home and office design and construction, as well as remodeling. The purpose is to eliminate or reduce potential EMF exposure for occupants. EMFs consist of magnetic fields, electric fields, radio frequencies (RF) and so-called “dirty electricity” (voltage transients at frequencies higher than 60 Hz).

The initial consultation lasts two to three hours. The fee is \$595, including the consultation, three written reports and follow-up questions with the homeowners.

The initial consultation usually consists of a detailed discussion with the homeowners to learn their specific needs relative to avoiding EMFs in their new or remodeled home. I explain what EMFs are, where they come from, how they can affect their family’s health, and how we avoid them in the design and new construction or remodeling phases.

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Based upon this discussion, healthy electrical wiring specs are generated for the architect, builder and electrical, plumbing, low voltage, security and lighting contractors. These specs include items for the design team as well as recommendations that pertain to means and methods followed by contractors during the construction phase. We endeavor to avoid gaps and have seamless overlap between trades, such as lighting control and electrical, or electrical and data cabling, for all EMF considerations.

The first two reports are a condensed and more expanded set of specs for contractors, while the third report contains the rationale for the recommendations in the specs along with a resource list and background information on EMFs. The specs are broken down into architectural, electrical, contractor, lighting and data cabling sections. The condensed set of specs will be able to be integrated into your electrical drawings.

Once these reports are generated, they are read by the homeowners and their design and construction team of architect, designers and contractors. I then schedule a follow-up meeting with the design and construction team to meet with them for the first time, along with the homeowners. I explain the protocols I have provided and answer their questions so that we come to consensus. The design and construction team will need to provide bids to the homeowners for the specific steps that are decided upon for implementation.

The initial and follow-up consultations can be provided locally in-person and by telephone/video calls within Southern California. Video services include Zoom/Teams, Skype, and FaceTime.

Consultations are also available long distance for clients around the U.S. and world by telephone, video, email and surface mail.

All clients need to understand that I provide proposed solutions and recommendations to avoid and minimize EMFs provided by my profession primarily by email, supplemented by phone calls. I expect that my clients and their architect and contractors will read my emails, at least the summary at the beginning of the email or report, as I do my best to provide a thorough paper trail for you, your contractors and for me of all recommendations and replies to questions that I provide.

Payment of \$595 is expected at the time of service in the form of check, cash, Zelle, PayPal, Venmo or credit card (as a guest of PayPal). Contact me for a sliding scale discount for those with budgetary constraints. What this initial fee covers is listed above.

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After the initial consultation, all follow-up on-site and telephone/video meetings with homeowners, architects and contractors are billed at an hourly rate of \$150 per hour, including all follow-up report preparation time.

I do not wait until the completion of the building or remodel project to be paid for follow up services like some other contractors do. Rather, invoices will be presented to you at the time of service for the initial visit and for each of these follow up services. Payment is expected for each of these initial and follow up services that I provide at the time that each invoice is presented.

For more detailed information about the types of EMFs that I cover in this consultation service, please see specific articles that I have written in the Education Section of my website, at <https://createhealthyhomes.com/education/topics/all-about-emfs/emfs/>

Please contact me for further information at 310-720-7686 and [oramiller@earthlink.net](mailto:oramiller@earthlink.net)

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