Re-occupying Facilities: What Facility Managers Need to Know

Operations & Maintenance

April 24, 2020
Agenda

• Welcome and Introduction
• Technical Program
• Q & A
Meet Our Presenter

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IFMA 2nd Vice Chair
Top-Tier Facility Managers Consider These Primary Functions:

- O&M
- Cleaning Program
- Safety & Security
- Facilities Plan

When Re-Occupying Facilities
The Facility Manager’s best assets

✓ Your knowledge of your organization
✓ Your competency in facilities
✓ Your community through IFMA and the broader facilities industry

These are the best ways for a facility manager to help your organization recover, re-establish, and re-occupy our facilities and our workplaces both in the short-term and in the long-term
What do we need to do to keep people healthy?

On-going Facilities Plan: plans, processes, procedures that are modified or put in place.
Are the building systems functioning and ready to handle full occupancy?

- Systems that maintain the indoor environment
- Water quality
- Transport systems
- Power systems
- Pest management

Guidance for Building Operations During the COVID-19 Pandemic
By Lawrence J. Schoen, P.E.
ASHRAE Journal Newsletter March 24, 2020
Indoor Environment Systems

Maintaining:
• Air quality
• Humidity
• Filtration

Transmission of SARS-CoV-2 through the air is sufficiently likely that airborne exposure to the virus should be controlled. Changes to building operations, including the operation of heating, ventilating, and air-conditioning systems, can reduce airborne exposures.

- ASHRAE’s statement on airborne transmission of SARS-CoV-2/COVID-19

Ventilation and filtration provided by heating, ventilating, and air-conditioning systems can reduce the airborne concentration of SARS-CoV-2 and thus the risk of transmission through the air. Unconditioned spaces can cause thermal stress to people that may be directly life threatening and that may also lower resistance to infection. In general, disabling of heating, ventilating, and air-conditioning systems is not a recommended measure to reduce the transmission of the virus.

- ASHRAE’s statement on operation of heating, ventilating, and air-conditioning systems to reduce SARS-CoV-2/COVID-19 transmission
Indoor Environment Systems

- Cleaning of heating/cooling coils
- Cleaning of ducts (consider)
- Damper operation and control
- Checking and cleaning of filtration systems
- Air Flushing, introduction of outside air
- Checking coil leaving air temperatures and refrigerant levels
- Air quality testing prior to re-entry (if required - risk management decision)
- Control checks to re-balance (if required)
- Introduction of new technology (UV) into existing systems

Consider use of PPE when interacting with ventilation materials such as filters and condensate.
**Water Systems**

**Building systems that deliver potable water**

- Flushing and disinfection of water system
  - Building systems - water heaters, drinking fountains, restroom and kitchen fixtures, in-line filtration
  - Occupant systems (water fountains, filling stations, showers)
- Cleaning of decorative water systems
- Treatment of hot-tubs, spas, athletic facilities, and employee amenities that use water
- Treatment emergency equipment - eye wash stations, safety showers

Reference:
Water Systems

Building systems that deliver potable water (continued)
- Hot water systems – keep them circulating
- Cooling towers - keep them clean and well maintained
- Compliance with local water use and treatment requirements

Waste water systems
- Ensure systems are flushed and traps are filled
- Inspect Lift Stations
- Test Pumps
- Consider Jetting Sewage Lines

Storm Water Drains/Systems - Prioritize Inspections

Reference:
Guidance for Building Water Systems
Transport Systems

- Check functionality
- Review and execute cleaning and disinfection requirements
- Check against local health requirements for public access spaces
Power Systems

Restricted Access Areas
- Check electrical distribution systems for functionality (by proper personnel)
- Verify that proper access requirements are being maintained (locked doors, access restrictions)

Public Access Areas
- Check electrical closets, panel access areas
- Verify that proper access requirements are being maintained (locked doors, access restrictions, panel covers)

Visual inspections should include checks for open safety issues, rodent infestation, blockages to access, open panelboards
Review current contracted services
  • Frequency
  • Level of service
Determine current requirements for re-entry
  • Changes to service level
  • Changes to frequency

When humans are away from normally occupied areas, wildlife comes back...
Wrap-up

The Facility Manager’s best assets

✓ Your knowledge *of your organization*
✓ Your competency *in facilities*
✓ Your community *through IFMA and the broader facilities industry*
Questions?
What’s next?

Join us next Friday, May 1st for Part III: Cleaning Deep Dive

Thank you!

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