Green Building Practice Summary 3/17/2011

Sector: Commercial

Category/Practice: IEQ / HVAC Measures for Indoor Air Quality (IAQ)

Proposed GB Practice

Description
HVAC equipment and systems must be designed and protected to minimize the release and accumulation of debris prior to and during construction.

Applicability

New Construction: Applies
Existing Buildings/Additions: Applies
Existing Buildings/Alterations: Applies

Intent
Reduce contaminants introduced into HVAC systems during and after construction and construct HVAC system in such a way the Indoor Air Quality can be maintained.

Benefits and Costs

Triple Bottom Line Benefits

People: Healthier buildings
Economic: N/A
Environment: N/A

Costs Passed to Owner
If well designed, there should be no additional cost.

Lost Opportunity
Yes – just one chance to do this.

Implementation

Availability of Products and/or Services
Not an issue

Practicality
This is practical to do; only requiring attention to detail during design and construction

Certification Issues
None
Enforcement Procedures

Permit application/plan review: Required protective measures to be provided in construction documents.

Field inspection: City building inspectors visually inspect HVAC systems, surfaces and access.

Certificate of Occupancy: Nothing additional.

Support Materials Needs
City to provide builder with applicable examples.

Training Needs – Industry
Minimal

Training Needs – Staff
Minimal

Background

Current Practice
These are all common-sense practices, but are not required in the current codes.

Context
Air handling equipment is sometimes installed in constrained spaces such that access is difficult for cleaning and maintenance. In some cases, materials are used that can introduce particulates (e.g. fiberglass in ceiling return air plenums). On some construction sites, ductwork is not covered and becomes contaminated with dust and debris, affecting initial indoor air quality of the building. These requirements provide the foundation for making corrections when these best-practices procedures are not followed.

Related Green Building Practices
Building Flush-out

Known Objections
• none