

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