

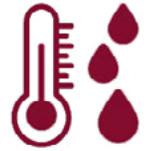
IMPORTANCE OF HVAC MAINTENANCE

It is important to carry out HVAC maintenance as prescribed by the recognized industry standards and continue to adhere to maintenance procedures. In most buildings, operating HVAC systems form part of the essential safety measures and are required for occupancy. Regularly scheduled preventive maintenance regimes can help protect your facility now and in the future by achieving the following:

1 Maintaining Proper Dewpoint

Lower Temperature + Increased Humidity = Higher Dewpoint + Mold Growth

It is important to select setback/setup temperatures that will still allow equipment to cycle periodically and provide fresh air to the space. Equipment can be run in a purge cycle by using aggressive setback/setup setpoints and adding a 1-2 hour daily schedule.



Maintaining System Filters

Keep systems operating efficiently & prevent contaminants from being reintroduced

Simply switching to high-efficiency filters is very dangerous. Equipment is designed for specific filters and the pressure drop associated with each class. Higher rated filters will reduce airflow and can cause significant damage if not rated for use in that unit.

2

3 Keeping Mechanical Systems Clean

Increase equipment efficiency and aid in reducing premature failure of equipment

Evaporator coil & cooling tower cleaning are only a few examples of PM work that should continue. Chemically treating your water loops is also very important. Cleaning air ducts and coils minimizes dust and allergens which reduces the spread of viruses and bacteria.



Maintaining Air Quality

Improve the health, productivity and well-being of indoor occupants

Air purification products reduce pollutant levels. Adding UV-C or PHI is the only way to properly disinfect airstreams. Economizers proportion the relief, return and outdoor air to ensure dampers allow sufficient airflow and maintain healthy oxygen and CO2 levels.

4

5 Controlling Building Automation Systems (BAS)

Ensure systems are operating properly and programmed to current occupancy.

Building automation, the automatic centralized control of a building's mechanical systems, identifies equipment issues before they become major problems. BAS ensures that building systems are operating efficiently and reduces the risk of failures.



While facilities may have scaled down operations and occupancy as the COVID-19 situation evolves, maintaining mechanical systems remains essential.

Our team is here for you! Please call to discuss PM options that best suit your facility.