



## TIP OF THE MONTH



### **PROACTIVE IAQ CONTROLS** **Construction, Renovation, Repairs, Remodeling, Redecorating**

1. Perform a pre-renovation inspection for hazardous materials such as asbestos or lead based paint which may be disturbed. Be alert/check for mold which can be found inside walls or behind wallpaper.
2. Plan/Prepare for renovations by developing a scope of work document including site-specific controls.
3. Select preferred contractor(s) with the specific work experience, trained manpower and specialized equipment you need. Check references. Establish a timeline for completion and interim progress updates.
4. Educate/notify building employees/tenants and maintenance/housekeeping staff of the contractors scope of work including the work schedule, project duration, controls to be implemented, and a mechanism to report concerns or complaints.

#### **Checklist of Optional Controls (Based on Project Size and Assessed Risk to adjacent occupants)**

- ✓ Schedule work during low occupancy times; relocate personnel as needed
- ✓ Minimize contact time between renovation workers and occupants including shared walkways and elevators.
- ✓ Install/maintain construction barriers to isolate the work area(s); post signs restricting access.
- ✓ Protect the HVAC system and seal supply/return registers.
- ✓ Temporarily close air intakes during roof repairs or replacement
- ✓ Maintain negative pressure within the work site with HEPA filtered units.
- ✓ Place tacky walk-off mats on the entrance/exits to the work area to minimize tracking
- ✓ Control dust generated; maintain surfaces in the work area free of dust accumulation.
- ✓ Remove waste from the site in covered containers or carts.
- ✓ Select low VOC emitting paints, solvents, adhesives, carpeting, etc. during rebuild.
- ✓ Conduct/document regular air quality monitoring/inspections at the site and in adjacent areas.
- ✓ Permit newly renovated space to flush out air contaminants/odors by operating HVAC system at maximum outdoor air intake openings prior to occupancy.
- ✓ Perform post construction inspections and clearance testing

**About our organization:** AET has over 28 years of environmental contracting/consulting experience assisting our clients in facility planning, design, construction, renovation and maintenance. We specialize in establishing and maintaining proactive controls to verify/document work is completed safely, on-time, on-budget. Our services include real time particle monitoring, training and project oversight/management.

**Want to learn more Proactive Controls!!!** Email Alan Sutherland, CIH, CHMM at [a.sutherland@aetinc.biz](mailto:a.sutherland@aetinc.biz) or Call AET at 610-891-0114 or 1-800-9696-AET. We provide nationwide services; phone consultations are free. Check out the full range of environmental contracting/consulting services we provide at our website at [www.aetinc.biz](http://www.aetinc.biz).