

COVID Facilities Requirements for Town and School Buildings

A Conversation with MFAA's Executive Director

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MIIA – MFAAA teaming up to support communities throughout MA.



Thermoplastic (plexiglass) Barriers & Guards

CDC (and everyone else) recommends guards and barriers as part of your COVID response plans...

BUT REMEMBER

- MA Building Code 780 CMR
- MA Fire Code 527 CMR – NFPA1
 - Work with Local Building and Fire Officials on plan
 - Meet or exceed smoke ratings by code

Cleaning Products / Equipment

Cleaning vs. disinfecting vs. sanitizing

- Process
- Dwell time
- Bleach concerns
- DfE preferred – EPA registered on list N (rinse Free and PPE)
 - BETCO GE Fightback (FAC 85 by Likarr)

Electrostatic Sprayers – Foggers - Other

- Availability
- Foggers use - ULV (ultra low volume) droplets
- Electrostatic charge particles that wrap and cling
- Weed Sprayers – paint sprayers ... Good Lord Just NO!

High Touch Points Increased Frequency

Department of Elementary and Secondary Education - DESE

School cleaning and disinfecting: For high-touch surfaces (e.g., door handles, light switches, handrails), cleaning and disinfecting should occur multiple times per day between uses.

Staffing / Schedules / Plans:

- Evaluate current plan and adjust
- Custodial work-loading based off standards
 - ISSA (Int. Sanitary Supply Assoc.)
 - APPA (Assoc. of Higher Ed Facilities Officers)
- Some current practices may have to drop from lack of time
- Create a map of High Touch areas and schedule with timing/frequency

TURI – Toxic Use Reduction Institute UMASS Lowell Safer Cleaning and Disinfection for Schools

https://www.turi.org/Our_Work/Cleaning_Laboratory/COVID-19_Safely_Clean_Disinfect/Safer_Cleaning_and_Disinfection_for_Schools

Increase Inventory Cleaning Products Hand Sanitizer & PPE

Storage

- Where and why

Substitutes

- You order “A” and they send you “B”
- Requires additional training

Products from home...

- Teachers, students, staff, parents

PPE

- Project specific (cleaning vs. HVAC filter changes)
- burn rate and forecasting

Training Requirements

Right To Know (RTK)

- 454 CMR Section 21 Chapter 111F (public employees)

MA Department of Labor Standards – OSHA

- Bloodborne Pathogen – OSHA MGL c149 §6-1/2
- Asbestos Refresher – 453 CMR 6.00 (osha MGL c149 §6 through 6F)
- OSHA - documented continual job specific training

Substitute Custodial Staff

Discuss with Human Resources first

Inhouse Substitutes:

- Build a bench of pre-screened candidates
- CORI SORI fingerprinted
- Training requirements / set clear expectations

Contracted Service:

- FAC 81 contracted cleaning services
- TRD 04 cleaning restoration
- Training requirements / set clear expectations

Heating Ventilation Air Conditioning (HVAC)

ASHRAE : (American Society of Heating, Refrigeration and Air-Conditioning Engineers)

<https://www.ashrae.org/technical-resources/reopening-of-schools-and-universities>

Building Automation:

- Adjust to bring in maximum fresh air
- Adjust timing for building “flush”

CO2 Sensors – (tracking air mix)

- Normal target of 800 – 1000 ppm
- Newer building built into digital controls
 - Bypass usual sequence as designed to adjust mixed return air
- Older buildings consider portable sensors

HVAC continued

Filters :

- Merv 13 – limitations
- Maintenance safety procedures
- frequency

Windows:

- Open or closed
- Open during winter
- Supplemental fans bringing in fresh air

Roof Top Units (RTU) and Classroom Uni-vents:

- Face and bypass dampers
- Energy Recovery Wheels
- Get ready for winter...

Even more HVAC

Window AC units – Split units (wall):

- Recirculation of air
- Not fresh air makeup

Old / New Technologies:

- **Bipolar Ionization**
- **UVC Lighting**
 - Installed
 - Portable

Air Cleaners:

- HEPA – Ozone
- Where and why



Q & A