

Legal Requirements, Guidelines, Standard Specification & Green Air Monitoring Services

Publication	Ventilation Hygiene Assessment	Indoor Air Quality
Legal Requirement: Workplace (Health, Safety & Welfare) Regulations 1992	<i>Regulation 5. Maintenance of workplace, and of equipment, devices and systems. (1) The workplace and the equipment, devices and systems to which this regulation applies shall be maintained (including cleaned as appropriate) in an efficient state, in efficient working order and in good repair. (2) Where appropriate, the equipment, devices and systems to which this regulation applies shall be subject to a suitable system of maintenance.</i>	<i>Regulation 6. Ventilation Regulation (1) Effective and suitable provision shall be made to ensure that every enclosed workplace is ventilated by a sufficient quantity of fresh or purified air.</i> <i>Regulation 7. Temperature in indoor workplaces Regulation (1) During working hours, the temperature in all workplaces inside the buildings shall be reasonable.</i>
ACOP	ACOP 22; Regulation 5(2) requires a system of maintenance where appropriate, for certain equipment and devices and for <i>ventilation systems</i> . A suitable system of maintenance involves ensuring that; a) <i>regular maintenance (including, as necessary, inspection, testing, adjustment, lubrication and cleaning) is carried out at suitable intervals.</i> d) <i>a suitable record is kept to ensure that the system is properly implemented and to assist in validating maintenance programmes.</i> <i>ACOP 33; Mechanical ventilation systems (including air conditioning systems) should be regularly and properly cleaned, tested and maintained to ensure that they are kept clean and free from anything which may contaminate the air.</i>	ACOP 28; Enclosed workplaces should be sufficiently well ventilated so that stale air, and air which is hot or humid because of processes or equipment in the workplace, is replaced at a reasonable rate. ACOP 29; The air which is introduced should, as far as possible, be free of any impurity which is likely to be offensive or cause ill health. Air which is taken from the outside can normally be considered to be “fresh”, but air inlets for ventilation systems should not be sited where they may draw in excessively contaminated air (for example close to a flue, an exhaust ventilation system outlet, or an area in which vehicles manoeuvre). Where necessary the inlet air should be filtered to remove particulates. ACOP 32; In the case of mechanical ventilation systems which recirculate air, including air conditioning systems, recirculated air should be adequately filtered to remove impurities. To avoid air becoming unhealthy, purified air should have some fresh air added to it before being recirculated. Systems should therefore be designed with fresh air inlets which should be kept open.
BS EN 15780:2011 “Ventilation for buildings – Ductwork – Cleanliness of ventilation systems”	Specifies the assessment criteria of cleanliness of ventilation systems, cleaning procedures and subsequent validation.	No reference to measure or record indoor air quality
B&ES SFG20 (Was HVCA) “Standard Maintenance Specification for Mechanical Services in Buildings”	Applicable Task Schedule:16-01 and 17-01 Measurement of dust deposits only using the B&ES TR/19. No reference made to microbiological activity.	Task Schedule: None – indoor air quality issues are not addressed by the SFG20 Standard Maintenance Specification.
B&ES TR/19 (Was HVCA) “Internal Cleanliness of Ventilation Systems”	A measurement of dust deposits for general systems and grease deposits for kitchen extract systems. Revised in line with BS EN 15780:2011	No reference to measure or record indoor air quality notwithstanding reference to CIBSE TN26:2000.
CIBSE TM26:2000 “Hygienic maintenance of office ventilation ductwork”	Sample and test for levels of microbiological activity from the surfaces of the ventilation systems.	Sample and test for levels of airborne microbiological activity from within the office areas.
Green Air Monitoring Ltd Services	Ventilation Hygiene Assessment <ul style="list-style-type: none"> Continual monitoring to assess if/when and extent of any cleaning requirements. 	Indoor Air Quality Survey <ul style="list-style-type: none"> Test and record as a minimum, temperature levels; humidity levels; CO₂ , CO or VOCs concentrations, airborne microbiological activity levels. Include where appropriate other parameters

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BREEAM	N/A	Measure formaldehyde (CH ₂ O) and total volatile organic compounds (tVOCs)
WELL Building	N/A	<p>The air analysis to achieve accreditation to the WELL Building standard covers the following parameters:</p> <ul style="list-style-type: none"> • Formaldehyde levels • Volatile organic compounds • Carbon monoxide • Ozone • PM_{2.5} • PM₁₀ • Radon