Campaigning for Healthy Occupants: the Healthy Building Survey

**Firm:** NorthWest Engineering Service, Inc.

**Category:** Digital Marketing

**Objectives:**
- Expand service offerings
- Gain new clients
- Increase knowledge and visibility of service
- Increase online engagement

**Audience:** Facility Owners and Managers, Property managers, Developers or Program Administrators.

**Results:**
- Contract work with 15+ facilities
- New clients
- Expanded relationships with existing and potential clients
- Profits exceeded goals and eliminated losses due to COVID-19.

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**HealtHy Building Survey**

Prepare your facility for re-occupancy by conducting a survey/tune-up of the HVAC systems and related controls.

1. **Document supply air flows.** Code requires minimum air changes per hour (ACH).
2. **Measure minimum outside air.** This will evaluate whether your systems are providing code required ventilation.
3. **Calculate ventilation rates.** This will gauge whether the facility requires adjustments to the HVAC systems.
4. **Verify controls are working.** This includes verification of hardware operation, calibration of control devices, and occupancy schedules.

OP-ED: These days, folks can’t afford to neglect air quality

We know that air quality and returning to work shouldn’t be our biggest stress in the coming weeks. Reach out to us for healthy building and air considerations, as we can alleviate facility concerns and support you in feeling comfortable and healthy in their environment.

**Healty Building How Multifamily Maintenance**

We have the air quality and returning to work shouldn’t be our biggest stress in the coming weeks. Reach out to us for healthy building and air considerations, as we can alleviate facility concerns and support you in feeling comfortable and healthy in their environment.

**Healthy Buildings How MultiFamily Maintenance**

https://HealthyBuildingsHowMultiFamilyMaintenance.com

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**About**

**Why:** After recent health concerns surrounding the COVID-19 pandemic, the facility wanted to ensure their systems were operational and safe to supplement their re-opening health measures. This airflow survey was conducted to confirm the facility’s HVAC systems were providing proper ventilation, and identify any performance deficiencies for later resolution.

**Industry:** Healthcare

**Location:** Oregon

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**Challenges**

While executing the scope of work on this facility we ran into obstacles ranging from lack of identified system standards, to outdated systems drawings and unincorporated control points.

1. No recognized ASHRAE standard for this type of facility.
2. Manual overrides to the system were required to test outside air dampers due to absent setpoints in controls.
3. Original HVAC systems drawings were unavailable.
4. Areas of improperly functioning equipment.

**Approach**

Our approach in this project was to understand the facility’s current operations, establish missing standards and controls, and identify which ones were underperforming. This required us to work with the controls vendor and establish setpoints for OSM (outside air) dampers that would fulfill testing requirements despite the lack of any nationally recognized standard for this facility type. Further, we undertook deeper investigations into the original mechanical drawings and supply air sources to correctly identify which zones were served by which system.

**Value**

Safety assurance for the office staff and customers • Actionable items for facility optimization and improvements