

IAQ PARTICLES

HVAC SYSTEM CLEANING AND MAINTENANCE

How Often Should Commercial HVAC Systems be Inspected?

Over the past year, a volunteer committee composed of members from the Air Conditioning Contractors of America (ACCA) and the American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE) developed Standard 180, "Standard Practice for Inspection and Maintenance of Commercial Building HVAC Systems". Draft Standard 180 was submitted on September 22, 2006 for a 45-day public review and was approved by the American National Standards Institute (ANSI).

Up to this point, the National Air Duct Cleaner's Association's (NADCA) ACR 2006, "Assessment, Cleaning and Restoration of HVAC Systems" provided the only peer reviewed publication to include recommended guidelines for HVAC Cleanliness Inspections.

The schedule proposed in Standard 180 is more rigorous and detailed than ACR 2006, with recommended inspections of some components more than once a year and all components at least once annually.

HVAC Cleanliness Inspection Schedule (Recommended Intervals)

<i>Building Use Classification</i>	<i>Air-handling Unit</i>	<i>Supply Ductwork</i>	<i>Return Ductwork/Exhaust</i>
<i>Industrial</i>	1 year	1 year	1 year
<i>Residential</i>	1 year	2 years	2 years
<i>Lt. Commercial</i>	1 year	2 years	2 years
<i>Commercial</i>	1 year	2 years	2 years
<i>Healthcare</i>	1 year	1 year	1 year
<i>Marine</i>	1 year	2 years	2 years

Table 1. NADCA's ACR 2006 Guidelines

Standard 180 calls for the development of a maintenance program for each individual HVAC system "that, at a minimum, preserves the condition of the HVAC system and its elements in a manner that enables the system to provide the intended thermal comfort, energy efficiency, and indoor air quality required for the building."

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PART Capabilities

PART Provides professional contracting services in the following areas:

- ◆ HVAC System Cleaning
- ◆ Fire and Smoke Damper Inspection Services
- ◆ Mold & Biological Remediation
- ◆ Asbestos & Lead-Based Paint Abatement

Our goal is to build long-term PARTnerships with our clients by providing the highest quality IAQ services available only when these services are necessary. Please contact **Barry Harris** by phone at **636-305-8881** or by e-mail at barry.harris@part-llc.com with any questions you may have. We look forward to working with you on future projects.

The statements in this document are intended solely as guidance and are not intended as regulatory policy.



1629 Headland Drive ♦ St. Louis, Missouri 63026