

IC9: 1000 Maintenance of Heating and Air Conditioning Systems

1.0 STANDARD

CURRENTLY UNDER REVIEW

CSA standards (HVAC in Health Care facilities) must be observed in the design, renovation and operation of heating and air conditioning systems in residential care facilities.

HVAC systems shall be serviced and maintained by qualified service personnel to ensure optimal indoor air quality and environmental comfort for facility staff and residents.

2.0 PROCEDURE

Ventilation Equipment

- Ducts should be regularly cleaned to remove gross sediment, and should be checked regularly to ensure they have not been closed or obstructed.
- Filters should be inspected and cleaned monthly, or more frequently, depending on local dust load.

Humidity Controls

Where possible, the recommended humidity is between 30-50%. Humidity levels above 50% can, over time, allow proliferation of fungus or bacteria on moist surfaces. Humidity levels under 30% may exacerbate dermatitis, or cause upper respiratory or eye irritation.

Air Conditioning Systems

Where an air conditioning system is equipped with an evaporative condenser/cooling tower; the following maintenance is required:

- Drain, clean and disinfect the unit when not in use, using the biocidal treatment specified by the manufacturer.
- Remove scale and lime accumulation on heat exchangers and in condensate trays, on a regular basis.

3.0 REFERENCES

Occupational Health and Safety Regulations; Worksafe Guidelines, October 1999.

ASHRAE Standard, 12-2000

Veterans Health administration, 2002-073