OPTIMISED BUILDING RESPONSE CHECKLIST FOR COVID-19

BUILDING MANAGEMENT RESPONSE CHECKLIST:

1. Remove optimum start strategies that are designed to achieve building set-points at occupancy ☐

2. Increase building master set-points and deadbands ☐

3. Disable core, lobby and common area HVAC systems ☐

4. Disable unoccupied floors ☐

5. Change core occupancy hours ☐

6. Disable retail package units in unoccupied tenancies ☐

7. Disable lighting in unoccupied tenancies ☐

8. Modify tenant condenser water pumping strategies to suit reduced meeting room loads. Don't forget that computer room units are probably still running though ☐

9. Adjust static pressure set-points to cater for reduced air quantities ☐

10. Can you adjust lift destination control to help reduce the number of people in each lift? ☐

11. Consider disabling perimeter air handlers and let the centre zone air handlers carry the floor load ☐

12. Change the minimum outside air volume control strategies to reflect a reduced population ☐

13. Have you got remote access to your building systems and is it cybersecure? ☐

14. With low occupancies, this is a good time to audit your building control systems and plant efficiency so that you can get your building ready for when occupancy returns to normal ☐

How much has the COVID-19 crisis affected the occupancy level in your office building?

The team at IBMS have been brainstorming how and whether there are opportunities to reduce energy usage during times when building occupancy levels are at an all time low.

What we do know is that with significantly reduced number of employees within the buildings there are a number of changes and enhancements that can be applied to commercial air-conditioning systems to reduce energy usage.

Based on the knowledge we have gained reviewing more than 300 office buildings around Australia, we've put together a list of ideas that you might want to consider to help run your building more efficiently with reduced occupancy levels.

As always, each building is unique and its configuration will determine which of these may be applicable.

Looking for help to manage your building through COVID-19?

Every building is unique, the expert team at IBMS are ready to assist.

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