

Procedures for Pre-occupancy Flush-out

Pre-occupancy flush out processes will be used to remove residual sources of pollution which may have accumulated in the building during construction or have been released by new products such as sealants, pressed wood and textiles.

Prior to handover a large amount of tempered outdoor air shall be forced through the building via the ventilation systems, in addition windows will be opened and natural ventilation units will be open to maximise fresh air movement in the building. The flush out will typically last between 3 to 30 days depending on the building material and furnishings, allowing the majority of pollutants to be removed from the building prior to occupancy.

Optimally the building flush-out will begin as soon as HVAC systems are operational and will extend through the end of construction, furniture installation and the first few days of occupancy. The HVAC system should be run continuously, 24 hours a day with 100% outside air. Temporary construction filters should be installed in the air handlers during the construction period and through the duration of the flush-out. The filters must then be replaced after the flush-out is completed.

The building must be completed and cleaned prior to any indoor air quality testing required.

During the pre-occupancy flush out any areas that are still under construction must be sealed off to prevent pollution ingress.