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**How often should  
duct systems  
be cleaned?**

*Find out on page 3!*

## ***A Message from Matt Mongiello, Vice President***

In this issue we focus on two subjects we have diligently addressed these past few months: energy savings through proper coil cleaning and our new JCAHO compliance program.

### **Coil Cleaning Results in Energy Savings**

Recently, our techs received valuable training from an AerisGuard™ representative on the proper method of cleaning coils. Although it may appear easy, cleaning coils is an important aspect of our duct cleaning process, and can become quite difficult when access is limited. The proper— and regular—cleaning of coils results in significant energy savings. It is one more component of the return on investment realized through an air conveyance system cleaning project.

### **JCAHO Compliance Program Enhances Our Services**

Secondly, through their tireless efforts, our sales team has compiled the *JCAHO Compliance, Environment of Care, and HVAC System Maintenance Program* manual for our hospital and medical facility customers. This program was developed with the help of some of our long-time customers in hospital engineering. Together with their insight, we are confident this program will greatly enhance our services to not only medical facilities, but also other industries that need *both* careful documentation and preventative maintenance. Please contact me to discuss this program.



*P. S. Feel free to contact me with your questions and/or comments at [matt@imc.cc](mailto:matt@imc.cc)!*

# the MAINTENANCE monitor

A Quarterly Publication to Assist You in Maintaining Your Building Environment • Volume 2 • Spring 2006

## PROGRAMS FOR IAQ COMPLIANCE AND ENERGY SAVINGS

### Introducing our JCAHO Compliance Program

**A**fter 15 years of servicing hospitals, medical facilities and nursing homes, we are proud to offer a formal program addressing compliance issues associated with JCAHO (Joint Commission for Accreditation of Healthcare Organization), Environment of Care, and Infectious Control.

In understanding the everyday concerns confronting medical facility engineers, we are determined to be an indispensable partner in finding solutions to improve your HVAC maintenance and Fire Safety.

### Customized Programs

Our goal is to assist you in the preparation of a *customized* HVAC Preventive Maintenance and Life Safety Program that will provide you with the proper services and documentation to comply with *all* JCAHO and Environment of Care requirements.

Notes our veteran expert and IAQ consultant Dave Gerhard, "Many of our customers weren't sure what was necessary to stay compliant. JCAHO is an ever-evolving and changing

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### Documented Energy Savings with Coil Cleaning

**W**hen it comes to cleaning air conveyance systems, it is often difficult to show a return on investment to facility managers who are constantly dealing with rising energy and maintenance costs.

Over the years, we have found one vital step is using the right products to *maximize* the effectiveness of proper cleaning. We use a unique product line that provides both sufficient ROI and protection from microbial growth.

### Cleaning and Protection with AerisGuard™

AerisGuard™ is a line of products that addresses indoor air quality problems at the source. The uniqueness *begins* with their coil cleaning products that use enzymes—naturally occurring compounds—rather than aggressive (often dangerous) acidic or caustic chemicals. The uniqueness *continues* with the addition of a treatment that protects the coil against microbial recontamination *for up to 12 months*.

Because this system is so effective, results of 20 to 30%

*(continued on page 2)*



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## NEW JCAHO Compliance

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entity. By working with our clients, we are able to tailor programs that keep them in compliance ... and within budget.”

### Program’s Predictions

JCAHO’s NEW compliance procedures will probably include a tracer aspect which will not only review documentation, but will also provide employee interviews and physical inspections of utility systems.

With JCAHO’s hiring of new technical personnel—with backgrounds in safety and facility engineering—a more vigorous review of mechanical systems will likely occur.

A scheduled, preventive air conveyance maintenance program will significantly benefit *any* building environment.

A *documented* program will provide protection from litigation concerns, improve indoor air quality, extend the life of the mechanical equipment, and increase energy savings and the efficiency of the mechanical systems.

In order to establish this program, we consulted with facility engineers and reviewed these industry publications: *Environment of Care Manual, Infection Control Issues in the Environment of Care, Guidelines for the Environmental Infection Control in Healthcare Facilities, Recommendations of the CDC, and the Healthcare Infection Control Practices Advisory Committee (HICPAC),*

*NFPA-90A & B, NFPA-211, and NFPA-96.*

Our new *JCAHO Compliance, Environment of Care, and HVAC System Maintenance Program* details procedures for complying with Fire Safety, Utility Systems, Maintaining the Environment, Renovation Monitoring, Environmental Monitoring, and Documentation.

### Energy Savings with Coil Cleaning

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increases in airflow are common in average systems. Plus, the additional temperature drop across the coil averages 4.8 degrees.

*In 26 field trials conducted in 2005, we discovered the average calculated energy savings was over \$150 per ton over the course of a year (based on \$.07 per kilowatt hour)!*

Consider this: These readings do not even account for the *additional* energy savings and benefits derived from increased air flow, latent heat and humidity change.

While *improper* air handling unit maintenance can cause severe air flow restrictions and greatly decrease energy efficiency, we can show you how *proper*—and regular—coil cleaning can significantly improve energy savings and dramatically decrease microbial growth ... *all in one step.*

## Mark Mammarelli Project Manager



With extensive experience in general contracting, HVAC and building maintenance manage-

ment, Mark joined us in July 2002, and has diligently managed a variety of projects for our Commercial Cleaning Division.

Mark’s responsibilities include customer relations and quality control. He trains and manages more than 35 front-line techs and supervisors responsible for air duct cleaning, mold removal, high surface cleaning, and industrial cleaning projects.

Contact us at 800-2  
For more info, visit

## HVAC Clean

We are capable of inspecting all  
designed to document the condi  
for cleaning

<u>Building Classification</u>	<u>Air H</u>
Industrial	1 Year
Residential	1 Year
Light Commercial	1 Year
Commercial	1 Year
Health Care	1 Year
Marine	1 Year

# FAQ: The Nitty Gritty

According to Mark, “No matter how small, each project requires a lot of preparation before we arrive on site.”

Whether out in the field training or meeting with customers, our project manager enjoys the wide variety of locations we serve.

In fact, he admits, “One of the best things about working here is visiting some of the area’s most unique and unusual locations!

For example, I’ve worked at candy factories, hospitals, prisons, aquariums, state supreme court buildings, and everywhere in between.”

## Industry Credentials

To add to his credentials, Mammarelli is certified as:

1. NADCA Air System Cleaning Specialist.
2. NADCA Ventilation System Mold Remediator.
3. EPA HVAC Universal Technician.

220-6547.  
us at [www.imc.cc](http://www.imc.cc).

## Q: “How often should air duct systems be cleaned?”

**A:** You need to consider two factors—the reasons for cleaning and the frequency of cleaning—which vary sharply in residential and commercial buildings.

Some facilities are more concerned with air *quality*, while others may be more concerned with air *flow*.

### Many Factors Determine the Frequency

The frequency of cleaning is determined by the level of filtration, the type of building structure, work activity, building occupants, renovation or construction activity, and, even relative humidity.

### Here’s an example:

Air conveyance systems in medical facilities may need a higher frequency of *inspection*, but not necessarily *cleaning*. Typically, we find the SUPPLY duct work is very clean because of the high efficiency filtration. In contrast, the RETURN duct systems are extremely dirty due to the large number of occupants.

### Consequences of Dirty and Clogged Systems

While keeping the SUPPLY duct system clean is important, realize that DIRTY RETURN air duct systems can significantly:

1. Impact the condition of the mechanical equipment.
2. Effect the thermal comfort of the occupants.
3. Increase energy costs.

Don’t overlook CLOGGED EXHAUST duct systems. They will restrict air flow and trap not only odors, but also potentially harmful VOC’s (volatile organic compounds) within the building envelope.

### How to Determine Cleaning

To determine if duct cleaning is necessary, visually inspect the components on a routine basis. We recommend utilizing the guidelines as recommended by NADCA’s *Standard Assessment, Cleaning and Restoration of HVAC Systems*. Please consult table below.

## Business Inspection Schedule

types of systems with boroscopic and robotic equipment  
tion of your HVAC components and recommend any need  
g. Here are recommended intervals:

<u>Handling Unit</u>	<u>Supply Ductwork</u>	<u>Return Ductwork</u>
r	1 Year	1 Year
r	2 Years	2 Years
r	2 Years	2 Years
r	2 Years	2 Years
r	1 Year	1 Year
r	2 Years	2 Years

## IMC Service Directory

Air Duct Cleaning  
Construction Cleanups  
Dust Control • Energy Audits  
Floor and Carpet Care  
High Surface Cleaning  
HVAC Documentation  
HVAC Inspection  
Insulation Installation  
Insulation Repair  
Janitorial Maintenance  
Kitchen Exhaust Cleaning  
Mold Removal • Odor Removal  
Painting • Pressure Washing  
Thermal Diagnostics