

CHAPTER 1 - VENTILATION AND AIR QUALITY

400

401.09 INSPECTION AND CLEANING OF HVAC EQUIPMENT



INTENT

To ensure that all HVAC equipment are adequately inspected and cleaned to prevent contamination in indoor spaces.

REQUIREMENT

For all new and existing buildings, the cleanliness of HVAC equipment and systems must be maintained. All its parts must be inspected and cleaned in accordance with the standard specifications approved by Dubai Municipality and in accordance with the technical guidelines issued by Dubai Municipality. Specialised maintenance companies, approved by Dubai Municipality must carry out this inspection and cleaning. This can also be carried out by the building operator, if sufficient evidence can be provided on their qualification for carrying out these tasks.

SIGNIFICANCE

Maintaining a clean HVAC system is an important aspect of good indoor air quality (IAQ). This helps to promote comfort, health and productivity of the building occupants.

Ventilation systems draw outside air and also re-circulate the air within the building. The systems including the ductwork are liable to become contaminated with dust and other contaminants. This may be due to filtration equipment not working properly or due to leaks in the system. Presence of high humidity increases the chances of bacterial contamination.

Inspection and remedial measures should be undertaken to ensure that any contamination from construction activity is removed prior to occupancy. During the building operation, suitable quality of indoor air must be maintained, regular inspection followed with cleaning works is a must to ensure contamination is removed.

APPLICABILITY

This regulation is applicable to all building types. Refer to Table 101.07(1) in Section One - Administration for detailed applicability levels.

IMPLEMENTATION

Building owner is responsible for complying with the requirements of this regulation. Specialised maintenance companies, approved by Dubai Municipality must carry out inspection and cleaning of HVAC systems. This can also be carried out by the building operator, if sufficient evidence can be provided on their qualification for carrying out these tasks.