

PREVENTATIVE MAINTENANCE - THE AIR WE BREATHE

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All properties are designed to provide the occupants with a healthy environment and plenty of fresh air. Fresh air is brought into the building with various mechanical systems that require regular and periodic maintenance. Stale air is exhausted from the building with the same type of mechanical and vent system through kitchens, bathrooms, mechanical areas, garages, laundry vents and fan systems.

A good preventative maintenance plan will keep vents and equipment properly serviced and running at maximum efficiency, keeping unwanted moisture, bad odors and potentially dangerous gases in garage and mechanical areas from accumulating in the building. Aside from the obvious benefits of better air quality, it will provide extended service life for your equipment and reduced utility costs. Preventative maintenance of vents, exhaust and ventilation systems requires owners to inspect and check hoods, filters and ducts subject to accumulation of combustible deposits, and ensure exhaust equipment is running properly to prevent carbon monoxide build up and provide sufficient fresh air in the building units and mechanical areas as per the Ontario Building and Fire Codes.

Having a professional service come in annually and perform the tasks of inspecting and cleaning your ventilation system and ducts as a part of your annual preventative maintenance plan will ensure that the work gets done properly and efficiently by a professional trade. This is especially important when working with natural gas make up air units, dryers, and with larger properties, more complex technical equipment and labour requirements.

There are a few tasks that you can have in-house staff perform, after proper safety and shut down training procedures have been followed. These include the replacement of filters and screens, cleaning and removing dust in mechanical rooms and from around furnaces, air grills, and ducts and vents. The only equipment required to perform these tasks are a mini shop vac, filters, a dustpan and a broom.

The results will be instant and your building will have a pleasant and fresh appeal. Your common area ceilings and walls around make up air vents will no longer have those unsightly dirty grill covers. Your building will have reduced moisture and odor issues with your bathroom and kitchen fan and vents working properly. You will save money on your hydro and gas bills with equipment running efficiently with clean filters, vents and properly adjusted belts and lubricated equipment. So go ahead put your building to the test and take a deep breath of fresh air.

Original Article can be found at:

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