

The Mulvaney Pipeline



BOCA Codes



BioHazards and the Facilities Engineer

There has been much publicity in recent months regarding bio-terrorism and the possibility of large scale infection from these agents. Although there was some very extensive fears early on, in reality true exposure to real hazards is rare. We all heard the news stories and read about the infectious ranges of anthrax spores. Armed with a little knowledge and lots of good intent, building owners and operators across the U.S. scurried to protect their buildings from "attack". As a result of this interest, many new companies sprung up to take advantage of the wave of protection being sought after.

In truth, biological contamination through a typical HVAC system is not a very effective way to infect people. It is however, a very effective way to scare the hell out of lots of people. HVAC systems can be tuned and upgraded to better ward off the transmission of all sorts of hazards and undesirable conditions. Many new suppliers in the industry have made very wide sweeping claims of total protection against one airborne biohazard or another. Most people ask the obvious question, "Will your product protect me from possible bio-harm? Will it kill the anthrax spores?" Simply stated, no system, product or process can offer complete security. A better approach for building operators would be to remain aware and improve normal maintenance operations. This would result in the best possible protection from whatever hazard comes along.

There are a few simple steps that owners and operators can take which would improve their overall system's operation, safety and efficiency.

- 1- Filter media upgrades to a higher efficiency rating is always a good thing. (Just be careful not to restrict airflow beyond system capabilities).
- 2- Regular cleaning and disinfecting of cooling coils, duct interiors and diffusers will do wonders for indoor air quality.
- 3- Increased air makeup and use of more outside air creates a better atmosphere. (It's best to pre-filter the incoming outside air).
- 4- High efficiency HEPA filters and electronic air cleaners, although effective, are normally overkill for the typical commercial building.
- 5- "Cleanliness is next to Godliness" still holds true. Increased frequency of general building cleaning, dusting and washing of surfaces is your best defense. A mixture of 10 parts water to 1 part household bleach, sprayed on surfaces and left for 15 minutes will kill most every bug out there!
- 6- Building custodians should utilize quality vacuum cleaners equipped with on-board high efficiency filtration systems
- 7- UV light systems that are installed in ductwork do offer an additional degree of protection from infectious agents. However, they must be installed correctly or they won't work.

We can all take heart in the knowledge that the impending bio-threat is not quite what it was thought to be. Good maintenance, a clean building and increased awareness is our best defense.

Ahhhh .. those pesky BOCA codes. There are few building owners, contractors or architects who have not run afoul of a BOCA code or two in their time. Each time you think you got things worked out, you find out differently after a plan review by the BOCA review service. Ever wonder how things got the way they are?

Founded in 1915, Building Officials and Code Administrators International Inc. is a nonprofit membership association, comprised of more than 16,000 members who span the building community from code enforcement officials to material manufacturers. They are dedicated to preserving the public health, safety and welfare in the built environment through the effective, efficient use and enforcement of Model Codes.

BOCA is a professional association representing the full spectrum of code enforcement disciplines and construction industry interests. They pride themselves in marrying existing local, state and federal codes into "Model Codes" which set forth criteria which exceed any single code. Given the proliferation of construction projects and the complexity of today's building systems, many municipalities have opted to rely on BOCA plan reviews. These usually result in a wide range of project changes which extend beyond pure code compliance. Most times this results in a better overall job.

What's Goin' On?

- **55th Annual Home Show**
March 8th, 9th & 10th - Hartford Civic Center
- **Construction Institute Technology Seminar**
March 13th - Marriott Rocky Hill, CT
- **Construction Institute Expo & Conference**
March 28th - Radisson Conf. Center, Cromwell, CT
- **New York International Auto Show**
March 29th till 7th - Jacob Javits Center, NYC
- **Connecticut Industry & Facility Resource Show**
May 2nd - New Haven Coliseum
- **Connecticut Building Congress Annual Outing**
June 6th - "Mountainside" - Wallingford, CT

If you provide the correct answer to the following, you could WIN



DINNER for TWO

Who is credited with the following quotations?

"The secret to success is to know something nobody else knows."
"When your work speaks for itself, don't interrupt."

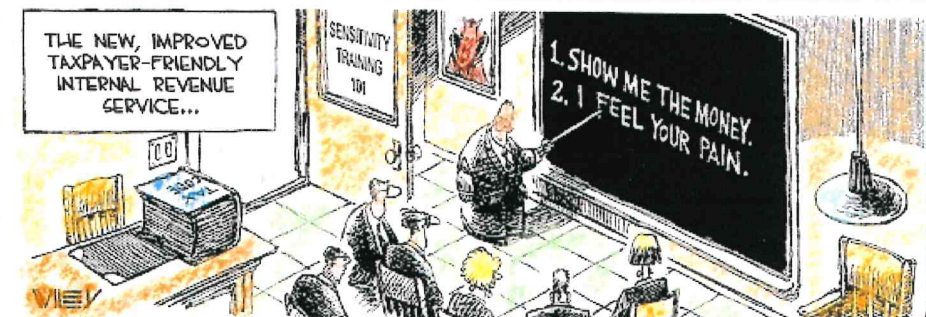
Give us the correct answers and WIN Dinner for Two. If more than one correct entry is received, a winner will be selected at random.

The answer to the Riddle Quiz was "Mt. Everest" and 99"
We received only four correct answers!

- Bill Sapienza, Sapienza & Lessig Architects
- Susan Evans, Pharmaceutical Discovery Corp.
- Robert Winkelstern, Ridgefield Schools-Buildings
- Tom Orzech, Nestle Co.

A final winner will be selected at random.

TAX TIME HUMOR



- "The income tax has made more liars out of the American people than golf!"
- "Making out your own income tax is something like a do-it-yourself mugging."
- "Trying to curb inflation by raising taxes is like giving a drunk another drink to sober him up."
- "The wealth of experience is one possession that hasn't been taxed.... yet!"
- "Golf is a lot like taxes. You drive to the green and then wind up in the hole."
- "The income tax forms have been simplified well beyond all understanding".
- "There is no tax on brains, the take would be far too small".



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