

## Creating Cleaner Air for Those in Our Buildings



Health and safety are taking precedence over all other concerns as the entire world copes with the pandemic. COVID-19 has sparked a major shift in priorities, and as such, a shift in responsibility for operators of the commercial scene.

Commercial real estate professionals have always carried the heavy burden of public concerns on their shoulders. As the entity in charge of a commercial property, ensuring that there are no pressing threats to any of the building's occupants is a baseline requirement of the job.

Whether it's your management teams, tenants, or their clients, commercial property owners and operators should be doing everything they can to create clean, safe and secure environments.

Typically, this includes making conscious decisions in terms of materials, building features, and pollutants - however, in the pandemic period and beyond, sanitation is at the forefront of CRE's efforts.

One of the main areas to focus on right now is clean air.

Don't forget that the coronavirus is one of many airborne pathogens. Not only does it transmit through the air, but it's also a respiratory virus, making healthy and clean air conditions even more important. Now and into the future, your building's ability to filter, circulate and purify air are major contributors to maintaining clean air quality within the space.

Here are a few important considerations to make when thinking about creating cleaner air for your building:

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## Increasing Fresh Air Flow

Open-air spaces are less likely sources for viral transmission. Cycling used air with fresh air from outside of the building actively eliminates the stagnant air in an enclosed space. Moving away from recycled air by relying more on fresh circulation is a straightforward way to improve indoor air quality.

This can be achieved by setting up automatic filtered vents, but keep in mind that this strategy requires balancing utilities and maintaining comfortable atmospheric levels to ensure that this isn't disrupting regular conditions.

## Harness the Power of UV Lighting

Short-wave ultraviolet light has the power to eliminate many of the most common threats to clean air. Mold, bacteria, viral agents and pathogens are deactivated by UV lighting - making them a useful solution for commercial pros seeking cleaner air.

Tools like the ultraviolet germicidal irradiation (UGI) have been employed by many CRE professionals to safely kill pathogens in their property.

## Hospital Grade Air Filters

When in doubt, look towards the medical sphere - they've been mitigating infection with clean air strategies for years. Air filters offer an easy solution for guaranteed success. Filters with a minimum efficiency rating of value 13 or above are sufficient for the commercial landscape.

## Continuous Air and Surface Pathogen Reduction (CASPR)

Another solution for CRE is the CASPR, an air sanitation tactic that releases small amounts of hydrogen peroxide into the air to kill atmospheric germs. Plus, this will also disinfect surfaces within your asset - leading to an even deeper clean building experience.

