

HBI

Healthy Buildings International

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NEWS UPDATE



Volume 3 Issue 1

WARNING: NEW CODE OF PRACTICE ON LEGIONELLA

The long-awaited new HSE Approved Code of Practice "Legionnaires' disease: The control of legionella bacteria in water systems" has now been published. This is essential reading for all building managers, owners and occupants as it calls for a number of important changes to current practice, notably with more stringent attention to water hygiene, the testing of cooling towers and the management of all hot water systems, now including those with less than a 300-litre storage capacity.

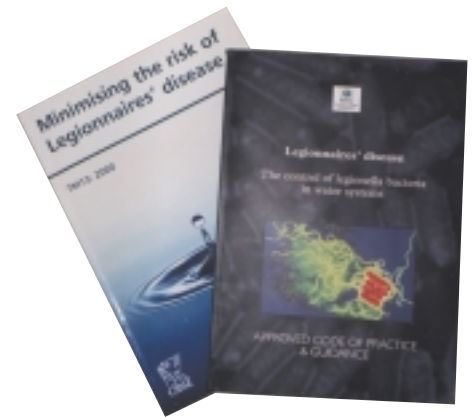
If you do not have a detailed up-to-date risk assessment for your water systems, including those with less than a 300-litre storage capacity, call HBI without delay. With the new ACoP now in place, all buildings should be urgently assessed so that procedures meet today's requirements.

Cooling towers come under particular scrutiny. In 1996 alone, there were 6 legionella outbreaks associated with such towers, resulting in 34 diagnosed cases and 3 deaths. As a result, the HSE conducted a 2-year study of 600 towers, eventually issuing 22 prohibition notices and a further 153 improvement notices. Alarming, around one third of the companies surveyed had not identified a responsible person for the cooling water system, and had not undertaken a risk assessment.

CIBSE (The Chartered Institution of Building Services Engineers) has published its guideline TMI3:2000 "Minimising the risk of Legionnaires' disease" to coincide with the HSE's new ACoP. Here is much practical advice on how to reduce the possibility of this bacterium inhabiting your building

water systems, with guidance on identifying high risk areas.

Make sure you prevent this potentially fatal disease. The practical provisions in the latest publications will be incorporated into HBI's standard Legionella Risk Assessments and the Systems of Control for Legionellosis in order to give clients maximum protection.



EXCELLENT ADVICE ON TAP

Help for vending machine operators

Over 400,000 machines dispense 8 million cups of coffee and 2 million cups of tea in the UK every day. The Automatic Vending Association's Guide to Good Hygiene Practice provides up-to-date guidance on the standards of water quality to be expected from dispensed samples. The publication of this guide provides a timely reminder to operators to ensure they are checking the water quality and hygiene conditions of vending machines.



For further details of the Guide, call HBI.

USE OUR FAXBACK SHEET FOR MORE INFORMATION

HBI opens third USA Office

Last year, HBI opened its third North American based office, this time in Parsippany, New Jersey. The company's offices are now located close to a number of key cities around the world, among them Washington, Sydney, New York, London and Los Angeles. The network now embraces over 3,500 buildings, and more than 550 contract clients located in 45 countries.



HBI

HEALTHY BUILDINGS, HEALTHY PEOPLE

- Indoor Air Quality Inspections
- Legionella Surveys and Risk Assessments
- Potable Water Monitoring
- Pro-active Monitoring Programmes
- Health & Safety Risk Assessments
- Occupational Health and Safety
- Leisure Safety
- Accident Prevention
- Stress Audits
- Pre-Occupancy Surveys
- Food Hygiene and Safety
- Analyses of Workstations
- Architectural Design Consulting
- Odour Investigations
- Wellness and Wellbeing
- Disability Access Audits

POLISHING UP IAQ STANDARDS

For many years, HBI has worked with SC Johnson Wax, to ensure employees at its manufacturing plant in Frimley work in a healthy environment.



This has been achieved by monitoring working conditions, particularly air quality, within the office spaces. With the recent introduction of several new production lines, Johnson Wax took the prudent decision to monitor the level of Volatile Organic Compounds (VOCs) within the air around the whole production floor. This procedure consisted of locating sampling pumps with sorbent tubes within the breathing zone at individual operating stations along the production line. Individual VOC levels were measured over several hours and the information was then used to calculate

potential exposure to combined VOCs.

To date, the results have shown that VOCs fall within acceptable limits. Johnson Wax however, is demonstrating its continued due diligence and commitment to the well-being of its staff. Paula Marshall, the Environment Officer, is delighted with the impact of the on-going monitoring. *"Johnson Wax is committed to the continuing safety of its employees and HBI's on-going monitoring has given us a clearer understanding of the impact that our manufacturing processes are having on the working environment."*



"What's that smell?"

Smells, odours, gases, pongs, what are they? Where are they coming from? Which are toxic and which are not? Should you worry? Ask HBI.

Smells and odours speak for themselves, but even unpleasant smells do not necessarily indicate toxicity or presence at a high concentration. A safe way to be sure is to contact HBI, whose experts are highly familiar with gaseous

chemicals that can accumulate in the working environment. Some of them have been extensively studied and have exposure limits recommended or applied by law. Similarly, certain Volatile Organic Compounds (VOCs) for which no limits have been set, such as those contained in perfumes, have many and distinctive odours. Because odours are so complex, enquiries regularly arrive at HBI, a company highly qualified to identify them and solve noxious problems.

If you are concerned about any gaseous smell or odour, contact HBI. The chances are it is nothing to worry about, but far better safe than sorry. Please talk to HBI for further guidance.

Is Your Ductwork Hygienic?

Are your building managers fulfilling their duty of care to the occupants by regularly assessing the microbial activity in the air distribution ductwork? The Chartered Institution of Building Services Engineers (CIBSE) has produced a really useful document, TM26:2000, to

which HBI contributed. This will also prove to be invaluable when assessing the efficacy of any cleaning works undertaken. TM26 now forms part of a combined package known as the "Ventilation Tool Kit", an extremely comprehensive collection of literature for

anyone involved with ventilation hygiene.

Ask, too, about the launch of the HBI "TM26 Building Microbiological Evaluation Service". This service is based directly upon the recommended protocols outlined in the CIBSE TM26.

