

# Solutions and strategies for reopening your building

A checklist to ensure your buildings are safe, comfortable, ready for occupants and flexible for future challenges

## Reopening solutions

- Life safety inspections and maintenance
- Mechanical equipment inspections and maintenance
- Safety, compliance and risk inspections
- Air quality assessments and strategy
- Disinfectant lighting solutions

## Resilient/flexible infrastructure support

- Infrastructure readiness for "pandemic mode" or other emergencies
- Alternative space planning strategies
- Technology resources and expertise
- Energy and operational saving strategies

## Safe and healthy environment solutions

- Elevated skin temperature screening
- Space planning and occupancy strategies
- Social distancing strategy and enablement
- Preventative cleaning strategies and enablement
- Occupant hygiene strategies and enablement
- Frictionless, touchless environments
- Workspace, meeting and collaboration space management
- Ventilation, filtration and air purification strategies

## Remote services

- Remote monitoring and maintenance of building systems
- Preventative and condition-based maintenance programs

## Employee and visitor screening solutions

- Elevated skin temperature screening
- Visitor screening and management
- Credentials management

## Reopen your building

As you prepare to re-open buildings for employees and visitors, steps should be taken to ensure the environment is safe and able to maintain healthy business operations. Consider the following suggestions for operational readiness regarding building systems:

- Ensure preventive maintenance inspections are up-to-date on all building systems
- Ensure fire/life safety inspections are up-to-date per standards and regulatory bodies guidelines, and equipment is performing properly
- Perform systemic start-up procedures for mechanical equipment such as chillers
- Flush out air systems and replace filters
- Clean, test and treat cooling towers
- Review new occupancy levels, schedules and update:
  - Fire/life safety systems/services based on new fire risk profiles
  - Security systems/services based on new security risk/loss profiles
  - Sequences/schedules in security, building automation and lighting control systems
- Update HVAC system operations, maintenance and equipment to minimize spread of airborne infectants

# Solutions and strategies for reopening your building

## Keep building occupants safe, secure and comfortable

Consider the different ways you'll be working, changes to occupancy, how employees interact with each other, visitors and the building. The following suggestions can help maintain the safety, security and wellness of your people, buildings and spaces:

- Update HVAC system operations, maintenance and equipment to minimize spread of airborne infectants
  - Increase air ventilation to enhance the effective dilution ventilation per person
  - Keep systems running longer to clean the air
  - Improve central air filtration levels (higher filter classification)
  - Consider portable air room cleaner with HEPA filtration
  - Add disinfectant lighting systems
- Reinforce new policies for entering the building with:
  - Additional visitor management processes/technologies
  - Elevated skin temperature screening
  - Hand sanitizing entry systems
  - Negative pressure rooms for isolating potentially infected occupants, in critical environments
- Use security, video, lighting and building automation systems to:
  - Enforce social distancing policies
  - Reduce density or enforce maximum occupancy policies
  - Optimize cleaning practices
- Create touchless environments:
  - Cover and lock thermostats
  - Replace light switches with occupancy sensors
  - Create mobile/web-based interfaces to allow occupants to control lighting and temperature
  - Use access control, sensors and interlocks with doors and elevators to provide "frictionless" movement through the building

## Cost-effective operations

The need to reduce costs and improve operational efficiency is more important than ever. We help you do both with these suggestions:

- Add remote monitoring of HVAC & security systems to diagnose and resolve many systems issues quickly online or over the phone, minimizing staff requirements
- Enable preventative and condition-based maintenance programs to ensure equipment uptime and reliability
- Employ self-testing of fire alarm equipment using addressable notification to ensure compliance
- Explore energy cost control measures through optimized equipment and lighting strategies

## Resilient, flexible operations

Finally, no one knows what the future holds, but we can take what we've learned to help prepare buildings for future states, including pandemics and surges, and optimize the building infrastructure to support flexible, resilient spaces. Consider these modifications:

- Add additional modes of operation to the BAS, lighting control and security systems for pandemics, energy efficiency, air quality, minimal occupancy, demand response or other specialized conditions
- Add additional capability to monitor, operate and service the building systems remotely



## Your partner for the re-entry to a "new normal"

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