FETA | IAQ Group
INDOOR AIR QUALITY

Higher Risk Buildings

FACT SHEET 14

SUBJECT BEING ADDRESSED BY THIS FACT SHEET

How to improve indoor air quality in higher risk buildings.

WHO IS THE TARGET AUDIENCE FOR THIS FACT SHEET?

Specifies, designers, facilities management professionals.

THE FACTS

Section 65 of the Building Safety Act 2022 sets out the buildings which are included in the occupation part of the higher-risk regime. In this Part “higher-risk building” means a building in England that is at least 18 metres in height or has at least 7 storeys, and contains at least 2 residential units.

Improving indoor air quality in higher risk buildings in the UK requires special attention and additional measures. Here are some suggestions:

1. **Regular maintenance and inspection:**
   Conduct regular inspections of the building's HVAC systems, including ventilation, air conditioning, and heating systems. Ensure that these systems are well-maintained, clean, and functioning properly.
2. **Adequate ventilation:**
   Higher-risk buildings may require specialized ventilation systems. Consult with HVAC professionals to ensure that the building has appropriate ventilation systems that meet the specific needs of the occupants and activities.
3. **Controlling and monitoring pollutants:**
   Install air quality monitors to measure and track the levels of pollutants, such as volatile organic compounds (VOCs), particulate matter, or gases. This will help identify any potential sources of pollutants and take appropriate actions to reduce them.
4. **Implementing filtration systems:**
   Consider using advanced filtration systems, such as high-efficiency particulate air (HEPA) filters, to capture and remove fine particles, allergens, and pollutants from the air. These filters are particularly effective in buildings with higher risk of airborne contaminants.

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5. **Managing hazardous materials:**

   If the building contains hazardous materials, such as asbestos or lead, proper management and removal procedures should be followed to avoid contamination of the indoor air. Consult with professionals who specialize in handling hazardous materials to ensure compliance with safety regulations.

6. **Educating occupants:**

   Raise awareness among building occupants about the importance of maintaining good indoor air quality. Educate them on proper ventilation practices, avoiding smoking indoors, and other measures to minimize pollutants.

7. **Collaborating with experts:**

   In higher-risk buildings, it may be beneficial to seek guidance from indoor air quality experts or environmental consultants. They can provide valuable insights, conduct detailed assessments, and recommend specific strategies to improve air quality based on the building's unique requirements.

Next steps for the target audience

Each higher-risk building may have specific considerations, so it is crucial to tailor the approach to address the specific needs and challenges of the building in question. A risk assessment will be required to help ascertain the best strategy for IAQ.