



MUHEEL: BUILDING MOTHBALLING & REACTIVATION TO REDUCE RISK AND SAVE COST

With thousands of people now working from home or prevented from travelling, many commercial buildings are moving into shutdown mode. This has huge implications for building assets.

Owners, landlords and tenants will still need to maintain their buildings for security purposes and to protect the fabric and critical systems as well as satisfying any warranty and insurance requirements

Muheel has developed a series of practical measures, designed to address four different site status: Business Almost as Usual, Significantly Reduced Occupancy and Closed.

1. BUSINESS ALMOST AS USUAL

In buildings that are kept operational, there are four contamination routes that need particular attention:

- Contaminated airborne water droplets
- Contaminated work surfaces
- Human contact cross-contamination
- Faecal-oral transmission in washrooms

To help prevent this contamination:

- **Avoid recirculating air:** ensure 75% of the air-change rate at all times.
- **Systematically sanitise high contact touch points:** door handles, lift buttons, toilet flushes etc.
- **Actively monitor waste and drainage points:** prevent water stagnation and overflow.
- **Minimise airborne droplets in washroom areas:** avoid hand dryer use in poorly ventilated spaces and consider fitting toilet lids.



2. SIGNIFICANTLY REDUCED OCCUPANCY

Buildings with reduced occupancy present both risk and opportunity:

- **Legionella risk:** with lower usage of water outlets e.g. taps and basins, there is a need for more regular flushing. In some cases, decommissioning of low usage areas should be assessed.
- **Business continuity risk:** resilience of critical infrastructure e.g. data servers or electricity generators, may be put at risk if building inspection regimes are not implemented.
- **Energy saving opportunity:** while occupancy levels have significantly dropped, our data shows that buildings are still consuming the same amount of energy.

We project a 35% energy saving for sites with reduced occupancy.



3. Closed

Closed sites should be kept safe and ready for recommissioning. If maintenance regimes such as SFG30 mothballing are not implemented, there is a significantly increased risk of:

- **Building services deterioration:** without minimum caretaking activity, buildings can be damaged e.g. through high levels of humidity and failure of electrical systems and controls, including fire.
- **Contravening duty of care obligations:** despite the COVID-19 pandemic, duty of care obligations must continue to be fulfilled.
- **Delayed reoccupation:** without minimum caretaking activity, it will take longer and cost more to recommission sites for use.



Business Continuity Plans are being tested like never before, and Muheel is here to help you meet this unprecedented challenge.

Get in touch today. We could be saving you money. We welcome the opportunity to discuss your specific needs.

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