SECTION 23 01 30.51

HVAC AIR DUCT CLEANING

BASED ON DFD MASTER SPECIFICATION DATED 10/1/12

This section has been written to cover most (but not all) situations that you will encounter. Depending on the requirements of your specific project, you may have to add material, delete items, or modify what is currently written. The Division of Facilities Development expects changes and comments from you.

P A R T 1 - G E N E R A L

SCOPE

This section includes specifications for cleaning duct and HVAC systems on this project. Included are the following topics:

PART 1 - GENERAL

Scope

Related Work

Reference

Reference Standards

Quality Assurance

Shop Drawings

Design Criteria

PART 2 - PRODUCTS

General

Cleaners, Biocides and Encapsulants

Equipment

Access Doors

PART 3 - EXECUTION

General

Cleaning

Biocides and Encapsulants

Cleaning Report

Access Doors

RELATED WORK

Section 01 91 01 or 01 91 02 – Commissioning Process

Section 23 33 00 - Air Duct Accessories

Section 23 31 00 - HVAC Ducts and Casings

Section 23 05 93 - Testing, Adjusting, and Balancing for HVAC

REFERENCE

Applicable provisions of Division 1 govern work under this Section.

REFERENCE STANDARDS

NADCA 1992-01 Mechanical Cleaning of Non-Porous Air Conveyance System Components

National Air Duct Cleaners Association

NADCA Understanding Microbial contamination in HVAC Systems

NAIMA Cleaning Fibrous Glass Insulated Air Duct Systems

QUALITY ASSURANCE

Refer to Division 1, Instructions to Bidders – Qualifications of Bidder and General Conditions - Equals and Substitutions.

A Regular Member in good standing of NADCA (National Air Duct Cleaners Association). Maintain membership for the entire duration of the project. Maintain a staff of at least one Certified Air System Cleaning Specialist (ASCS). If membership of the firm, or any certification of any staff performing work is terminated or expires during the duration of the project, contact DFD immediately.

SHOP DRAWINGS

Refer to Division 1, General Conditions, Submittals.

Include manufacturer's data and/or Contractor data for the following:

1. List of equipment to be used.
2. Product description and MSDS sheets for cleaners, biocides and encapsulants.

1. Access doors.

**P A R T 2 - P R O D U C T S**

GENERAL

Use products which conform to NFPA 90A, possessing a flame spread rating of not over 25 and a smoke developed rating no higher than 50.

CLEANERS, BIOCIDES AND ENCAPSULANTS

Manufacturer: H.B. Fuller/Foster, Porter, or approved equal.

Cleaners, biocides and encapsulants shall be waterbase products specifically designed for application to HVAC duct interiors and capable of being applied with airless spray equipment. Biocides and encapsulants must be colored differently than substrate to be coated.

Biocidal agents to be formulated for long term fungicidal activity with no loss on aging. Biocidal agents must be registered with the U.S. Environmental Protection Agency for use on the interior of HVAC duct systems.

Cured biocides and encapsulants must provide tough washable elastic protective finish able to withstand light impact or abrasion without breaking down over time or releasing fibers.

EQUIPMENT

Particulate Collection Equipment: Fan/filter unit sized to create sufficient quantity of negative pressure for capture and filtration of air and contaminants dislodged during duct cleaning. Equipment to include prefiltration and HEPA final filtration with 99.97% collection efficiency for 0.3 micron size particles.

Portable pressure washers to be capable of 500 psig to 1000 psig operation.

Power brush systems designed specifically for duct cleaning.

**P A R T 3 - E X E C U T I O N**

GENERAL

Use products and equipment in accordance with manufacturers instructions.

CLEANING

Clean ductwork systems and associated turning vanes, dampers, coils, VAV boxes, drain pans, plenums, diffusers, registers, grilles and louvers; air handling units and associated fans, coils, drain pans, plenums and dampers; fans; terminal units and other equipment described below:

System/Component Location Action

Supply Duct Systems Throughout Building Remove Liner, Clean, Encapsulant

Return Duct Systems Throughout Building Clean

Transfer Duct Systems Throughout Building Clean

Exhaust/Relief Duct Systems Throughout Building Clean

Outside Air/Mixed Air Duct Systems Throughout Building Clean

Air Handling Units Throughout Building Clean

Heat Recovery Units Throughout Building Clean

Packaged Air Conditioning Units Throughout Building Clean

Makeup Air Units Throughout Building Clean

Furnaces Throughout Building Clean

Exhaust Fans Throughout Building Clean

Relief Fans Throughout Building Clean

Transfer Fans Throughout Building Clean

Unit Ventilators Throughout Building Clean

Cabinet Heaters Throughout Building Clean

***Edit the above to be specific to project systems, equipment and locations requiring cleaning. Make descriptions comprehensive to include all components requiring cleaning. Specify where removal of interior thermal or acoustical insulation is required. (Recommend removing from high moisture areas where appropriate such as cooling coils, outside air intakes and humidifiers.)***

Visually inspect systems and site prior to cleaning. Document and report damaged system components to Owner’s Construction Representative prior to cleaning. Mark damper and other component positions prior to cleaning and reset after cleaning to original position. Establish a specific, coordinated plan detailing how each area of the building will be protected during the various phases of work.

Protect building occupants, components and furnishings from cleaning activities. Use polyethylene sheeting covers and barriers where cleaning will disperse debris outside the HVAC systems. Install critical barriers within the building, at inlets/outlets and within the system to prevent migration of dust and debris to clean areas.

Use particulate collection equipment to remove and capture debris. Connect to system downstream of cleaning operations. Wherever possible, duct exhaust to the exterior of the building. Avoid discharge near air intakes and points of entry. Arrange source of makeup air to flow from clean area to work area negatively pressurizing work area. Take measures to control offensive odors and vapors during the cleaning process.

Clean systems using mechanical cleaning methods, such as vacuum cleaning, compressed air sweeping and mechanical brushing, designed to extract contaminants from within the HVAC system and safely remove contaminants from the facility. No cleaning methods are to be used which damage components of the system or negatively alter the integrity of the system.

Clean fibrous glass thermal or acoustical insulation with HEPA vacuuming equipment. Document locations of damage, deterioration, delamination, mold, fungus growth or excessive moisture which cannot be restored by cleaning or resurfacing with repair coating. Report locations and conditions to Architect/Engineer and Owner’s Project Representative for determination of removal and/or replacement.

Where fibrous glass thermal or acoustical insulation is to be removed, scrape and brush metal clean. Remove loose fasteners, weld pins where required for cleaning work and sheet metal covers associated with insulation. Patch and seal fastener openings.

Clean coils to restore pressure drop to within 10% of design rating. Where design rating is unknown, coils must be cleaned free of foreign material and chemical residue. Cleaning methods used must not bend, erode or damage coil surfaces, fins or tubes. Clean coil drain pans and drain. Make drain fully operational. Where wet methods are used, thoroughly rinse coils and drains pans with clean water to remove latent residues. Provide temporary drain pans below coils without drain pans to capture water.

Where systems and equipment containing filters are cleaned, obtain replacement filters from building occupant and replace existing filters.

Verification of HVAC system cleanliness will be performed after cleaning and prior to application of biocides and encapsulants. The Contractor shall notify the Owner’s Construction Representative and Architect/Engineer in advance of verification. Verification will consist of inspection by the Contractor, Owner’s Construction Representative and/or Architect/Engineer. If surfaces are visibly clean, no contaminants are evident through visual inspection and coils are within 10% of design pressure drop, the HVAC system shall be considered clean. However the Owner reserves the right to further verify system cleanliness through third party gravimetric or wipe testing analysis per NADCA standards.

BIOCIDES AND ENCAPSULANTS

Biocides and encapsulants are to be applied only after cleaning and verification have been completed and surfaces are dry. System fans are to remain off and critical barriers maintained to prevent migration of biocides and encapsulants from the HVAC systems.

Apply biocides to the following surfaces which are suspected of or have been tested and verified for microbial contamination:

Plenums and ductwork around and 5’ downstream of cooling coils and humidifiers.

Cooling coil drain pans.

Outdoor air intake drain pans.

***Edit for project requirements. The use of biocides should be limited to areas tested for or reasonably suspected (duct liner, wet locations) of microbial contamination.***

Apply encapsulants to the following surfaces where microbial contamination is not suspected:

Damaged fibrous glass thermal or acoustical insulation.

Sheet metal where thermal or acoustical insulation has been removed.

***Revise above locations to be site and project specific. The need for encapsulants should be determined through prior field inspection of equipment and ductwork where accessible.***

Biocides and encapsulants to be directly sprayed (not fogged), brushed or rolled onto surfaces to achieve a continuous film of thickness recommended by manufacturer. Increase application rate on porous or rough surfaces. Protect coils, fan blades, bearings, damper linkages and seals, fire/smoke dampers, humidifiers, airflow sensors, pressure sensors, temperature sensors and humidity sensors during application of biocides and encapsulants. Clean any overspray from these components immediately. Allow products to fully cure prior to using HVAC systems. Operate systems during unoccupied hours flushing with fresh air to purge system prior to occupied use.

CLEANING REPORT

Provide a report describing pre-cleaning inspection and damage, systems cleaned, methods and materials used, problems encountered, final verification and any remaining problems noted. Submit three copies to Owner’s Construction Representative.

ACCESS DOORS

Install access doors where indicated on the drawings and in locations where access is required for cleaning or inspection. See specification Section 23 33 00 for access door requirements.

Size and numbers of duct access doors to be sufficient to perform the intended service. Minimum access door size shall be 8 x 8 inch size for hand access, 18 x 18 inch size for shoulder access, or other size as indicated. Install access doors on both inlet and outlet sides of reheat coils as well as other duct mounted coils if not existing.

END OF SECTION