

ALLIANZ RISK CONSULTING

Legionnaire's disease, mold growth, carbon monoxide, pool chemical spills, and other ventilation-related problems have been reported to cause serious illness, injury, property damage – and even death. These issues may possibly be avoided with a properly designed, installed and maintained ventilation and air conditioning (HVAC) system. Hotels, office buildings, and industrial plants are particularly susceptible to air-borne contaminants.

The design of HVAC systems should be left to qualified experts and licensed contractors who understand the work in concert with HVAC professionals. Furthermore, civil and mechanical engineers take into consideration the building's use, location, and physical characteristics.

Environmental conditions, especially those that are weather-related, such as solar loads, humidity, and wind direction, along with occupancy makeup, should be considered when designing ventilation systems. Most workplaces do not require specially designed ventilation systems, but if tenants include medical offices and labs, allowances should be made to accommodate special requirements. Special exhaust systems may have to be

Computer “clean” rooms, or areas sensitive to the outside environment may require specialized ventilation and filtering systems. Hotels, motels, and convention halls are susceptible to imbalances of airflow and may require a variety of dedicated zones, including kitchens, large ballrooms, and meeting rooms. The balance of clean, comfortable, conditioned air is a challenge that only a trained professional should handle.

A breakdown in this delicate balance may lead to what