

SFG30 Mothballing & Reactivation of a Building

As a member of SFG20, Birdsall can provide the new official SFG30 recommended tasks for mothballing and reactivating a building.

If a building or an area/ system within a building is not required for a significant period and full or partial isolations are possible SFG30 can be applied.

LIST OF SFG30 MOTHBALLING & REACTIVATION MAINTENANCE TASKS

- Management of Mothballing
- Building Fabric Elements
- Building Management System (BMS)/Controls
- Catering Services
- Chilled Water Systems
- Compressed Air Systems
- DX Cooling Plant
- Electrical Systems
- Emergency Lighting
- Fire Alarm Systems
- Gas Supply
- Heating Systems
- Lighting and Lighting Systems
- Motors, Generators, UPS's and Battery Systems
- Oil Supply
- Pipework (All Systems)
- Refrigerant Gases
- Security Monitoring and Access Systems
- Swimming Pools
- Transformers and Substations
- Ventilation Plant
- Water Hygiene Services
- Water Services - Fire Protection and Environmental Supply Systems

The key consideration when applying a revised maintained strategy is the duration of action and hence the cost of ongoing reduced maintained vs cost of mothballing and reactivation of assets and services.

Considerations could include but are not limited to:-

- Water systems would need to be kept going or else you will have unknown conditions in the systems, and it could be a significant cost (and all sample labs are going possible have and alternate focus).
- For longer durations Insurance companies will require notifying as they will want fire alarms, sprinklers maintained especially if the building is left empty for periods.

- Life Safety, if a building is occupied by security or a skeleton workforce you need to ensure emergency lighting is working, fire alarms etc. Emergency generators will need to be tested if they are still being relied upon to provide power in an emergency.
- Fire suppression systems still need to be checked if they are being left active whilst the building is shut down. An asset such as hydrants and other firefighting facilities need discussion with the local fire brigade to see what they would like to see and are willing to allow.
- Lifts where buildings are occupied need to be continued, but if it can be shown that lift journeys are reduced you may be able to reduce the lift maintenance, but where lifts are still operating they will require "Thorough Examinations" to be carried out as normal. It may be the case that there are multiple lifts in a building and one or more could be removed from operation (This will need to be checked in line with overall building risk and fire strategies).
- Heating systems could potentially be winterised as we move into summer months, not necessarily drained down, but a suggest shock inject of chemicals to leave system fully charged but stopping oxygen and 'bugs' causing issues.