



**BSR/ASHRAE/ASHE Addendum j
to ANSI/ASHRAE/ASHE Standard 189.3-2021**

_____ Third Publication Public Review Draft

**Proposed Addendum j to
Standard 189.3-2021, Design,
Construction, and Operation of
Sustainable High-Performance
Health Care Facilities**

**(Draft shows Proposed Changes to Previous Addendum)
Third Publication Public Review, Independent Substantive Changes**

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FOREWORD

Material and product resilience is important in all types of building however healthcare facilities place additional strain on the selection of these component, because of infection risk based on pre-mature failure or inappropriate specification for the application based on the cleaning, sanitizing, and disinfecting requirements of healthcare spaces. This change requires the Materials section with subsequent recommendations to the Operations and Indoor Environmental Quality sections. New references are added for the user to comply with specifically rated cleaning products. The third public review of this draft includes proper uses with new definitions and aligns the section headers with Standard 189.1-2023.

Note: This addendum makes proposed changes to the current standard. These changes are indicated in the text by underlining (for additions) and ~~striketrough~~ (for deletions) except where the reviewer instructions specifically describe some other means of showing the changes. Only these changes to the current standard are open for review and comment at this time. Additional material is provided for context only and is not open for comment except as it relates to the proposed changes.

Addendum j to Standard 189.3-2021

Modify Section 3 as follows. The remainder of Section 3 remains unchanged.

Definitions

...

high touch surfaces: a frequently touched surface within a healthcare setting. (Source: Centers for Disease Control and Prevention)

fomite: a *high touch surface* (e.g., door levers, chair arm, cubicle curtain, bedrail, light switch, etc.) that may be contaminated with infectious pathogens and serve as a means for transmission.

owner's project requirements (OPR): see ANSI/ASHRAE/ICC/USGBC/IES Standard 189.1.

...

Modify Section 8 as follows. The remainder of Section 8 remains unchanged.

8.6.3 [189.3] Exposure and Care Population. For sensitive and/or vulnerable care populations being treated in health care settings, comply with products to be certified under Asthma and Allergy Friendly Certified® or equivalent standards for products specified.

Modify Section 9 as follows. The remainder of Section 9 remains unchanged.

~~**9.3.4.2 Reusable Goods. No requirement.**~~

9.7.2 [189.3] Reusable Goods. For *building projects*, there shall be an area that serves the entire building and is designed for the collection and storage of discarded but clean items in good condition for materials and products that have not been breached nor considered infectious or hazardous waste. If periodic pickups by charitable organizations or others are arranged, notices shall be posted.

Informative Note: [189.3] See Appendix B Section B2 for advisory information. Products that do not have a breached surface should be evaluated for re-use and/or refurbishment for landfill avoidance. Re-use and refurbishment of stored materials and products, including those that are componentized, should be inventoried within dedicated storage areas for future use (e.g. furniture, casework, and durable medical equipment).

Add new sections to Section 9 as follows. The remainder of Section 9 remains unchanged.

9.10 Material Resilience

9.10.1 [189.3] High Touch Surfaces, Fomites, Floors, and Wall Finish Selection. High touch surfaces, fomites, floors, wall finishes and other surface and material selection for healthcare environments shall be based on anticipated product service life, durability, cleaning, sanitizing, and disinfecting methods, and application conforming to the owner's project requirements (OPR).

9.10.1.1 [189.3] Performance Metric. Surfaces and materials shall meet OPR performance characteristics and criteria that address risks identified in the safety risk assessment completed as part of the functional programming process. The assessment includes material selection criteria and product service life completed in accordance with the Facility Guidelines Institute's *Guidelines for Design and Construction of Hospitals, Guidelines for Design and Construction of Outpatient Facilities, and Guidelines for Design and Construction of Residential Health, Care, and Support Facilities.*

9.10.1.2 [189.3] Documentation. Product specifications and finish schedules shall be provided in construction/contract documentation that include the cleaning, sanitizing, and/or disinfecting manufacturer recommendations based on the documented requirements in the OPR from the completed safety risk assessment.

Informative Note: [189.3] The colors, textures, and patterns of surface materials should be evaluated according to patient and resident, staff, and visitor safety based on demographic and diagnosis of patient or resident. The impact of the Centers for Disease Control and Prevention (CDC) required frequency methods and chemicals used for cleaning, sanitizing, and disinfecting surfaces in healthcare environments should be evaluated in the planning and design of healthcare settings to enhance maintenance and meet product life-cycle performance. Use of minimum performance testing standards (e.g., ASTM standards) can verify if a product meets specific performance criteria. When selecting surfaces, materials, and products, third-party independent testing can assure that they meet necessary code and anticipated product service life requirements.

Modify Section 10 as follows. The remainder of Section 10 remains unchanged. Note: Section 10.9.5 is updated to 10.9.4 to reflect alignment of sections in Standard 189.1-2023.

10.9.4 Building Green Cleaning Plan. A green cleaning plan shall be developed for the building project in compliance with Green Seal Standard GS-42 and Centers for Disease Control and Prevention requirements to maintain infection control. US Environmental Protection Agency (EPA) Design for the Environment (DfE) Certified Disinfectants and EPA's Safer Choice Chemicals (or equivalent jurisdiction) to be utilized if they meet the efficacy requirements for disinfection based on pathogen. Note: EPA Registration Numbers are used to identify active ingredients for disinfection.

Exception to 10.9.4: *Dwelling units of a building project.*

10.9.4.1 [189.3] Chemical Storage. Chemical storage shall be secured.

10.9.4.2 [189.3] Environmental services processes and procedures. Evaluate cleaning methods to reduce chemical exposure to building occupants (e.g., reduction or elimination of stripping and waxing flooring, products that are the

least caustic for disinfection efficacy based on pathogen, etc.)

10.9.4.3 [189.3] Scope 3 emissions. Identify and evaluate Scope 3 operational emissions to reduce greenhouse gas emissions and improve overall environmental impacts.

Modify Section 10.10 as follows with new sections. The remainder of Section 10 remains unchanged.
Note: Section numbers 10.10 are in Standard 189.1-2023 are listed as section 10.11.

10.10[JO] Service Life Plan Service life plan shall comply with the provisions of Standard 189.1.

Informative Note: [189.3] See Appendix B Section B6 for additional information.

10.10.4 [189.3] Minimum performance standards. For high touch surfaces and materials, minimum performance standards (e.g., ASTM, ANSI, etc.) for cleaning, sanitizing, and disinfecting shall be included in the operation and maintenance (O&M) documentation based on specifications completed in the OPR and finish documentation required in Section 9.6.1.2.

10.10.5 [189.3] Waste and end of life plan. For the service life plan, surfaces, materials, and products that have been breached and considered infectious or hazardous waste must be disposed of according to applicable regulations. Products that do not have a breached surface to be evaluated for re-use and/or refurbishment for landfill avoidance.

Modify Section 11 as follows. The remainder of Section 11 remains unchanged.

11.3.4 Solid Waste

11.3.4.1 Storage and Collection of Waste Streams—Focus on Segregation and Minimization.

New building projects shall be provided with space inside the building dedicated to the collection, separation, and storage of all recycling, HIPPA records, donation and reuse items, and universal waste recycling, including batteries, fluorescent lamps (tube, compact fluorescent, and HID), and electronics in accordance with FGI *Guidelines for Design and Construction of Hospitals*, Section 2.1-5.4A2.1-5.4.1; *Guidelines for Design and Construction of Outpatient Facilities*, Section 2.1-5.2; *Guidelines for Design and Construction of Residential Health, Care, and Support Facilities*, Section 2.1-5.2 2.3-4.8; ~~the sustainability white paper available at <https://www.fgiguideines.org>; and FGI *Materials and Resources in the Guidelines for Design and Construction of Residential Health, Care, and Support Facilities*, Section 2.2-2.5.~~

11.3.4.2 [189.3] Breached surfaces, materials, and products. Re-used items shall not include materials and products that have been breached or considered infectious or hazardous waste.

Modify Section 11 as follows with new section. The remainder of Section 11 remains unchanged.

11.4.2.6 [189.3] Chemical sensitivities. For sensitive and/or vulnerable care populations being treated in healthcare settings, comply with products to be certified under Asthma and Allergy Friendly Certified ® or equivalent standards for products specified.

Modify Section 12 with new references as follows:

<u>Reference</u>	<u>Title</u>	<u>Section</u>
<u>Asthma and Allergy Foundation of America</u> <u>1235 South Clark Street Suite 305,</u> <u>Arlington, VA 22202</u> <u>Phone: 1-800-7-ASTHMA (1-800-727-8462)</u>	<u>Allergy Standards</u>	<u>8.4.2.7, 11.4.2.6</u>
<u>U.S. Environmental Protection Agency (USEPA)</u> <u>Office of Pesticide Programs (Mail Code 7506C)</u> <u>1200 Pennsylvania Ave., NW Washington DC 20460</u>	<u>DfE- Certified Disinfectants</u> <u>https://www.epa.gov/pesticide-labels/dfe-certified-disinfectants</u>	<u>10.9.5</u>
<u>Office of Pollution Prevention & Toxics</u> <u>(Mail Code 7406-M)</u>	<u>SaferChoice:</u> <u>https://www.epa.gov/saferchoice/products</u>	<u>10.9.5</u>
<u>U.S. Department of Health and Human Services</u> <u>Centers for Disease Control and Prevention (CDC)</u> <u>Healthcare Infection Control Practices Advisory Committee</u> <u>1600 Clifton Rd.</u> <u>Atlanta, GA 30033, United States</u> <u>1800 CDC INFO 800-232-4636</u> <u>http://www.cdc.gov</u>	<u>Appendix C – Example of high-touch surfaces in a specialized patient area</u> <u>https://www.cdc.gov/infectioncontrol/guidelines/disinfection/index.html</u> <u>https://www.cdc.gov/hai/prevent/resource-limited/high-touch-surfaces.html</u>	<u>3.1</u>