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Healthy Buildings Proactive Pandemic Site Inspection – Executive Summary
7501 Muncaster Mill Road
Gaithersburg, MD

At the request of Covenant Life Church, UL conducted a proactive pandemic site inspection of the building at the above address on June 24, 2020.

UL inspected the air handling system and performed various air quality tests throughout representative areas of the buildings. In addition, an evaluation of the efficacy of cleaning efforts by janitorial staff was conducted. The purpose of the inspection was to perform an evaluation of the current state of the building and an assessment of Indoor Environmental Quality-related issues often found in buildings that are under limited operation for extended periods of time.

- Visual inspection of the air handling units found them to be in overall good condition with only some typical routine maintenance items noted.
- A visual screening of representative areas throughout the building's interior occupied spaces was made for suspect microbial growth or water damage. A moisture assessment of selected areas where water is typically present during normal building functions was conducted to evaluate possible leaks or other moisture-related issues. At the time of our inspection, the majority of the representative areas inspected were in good condition with no evidence of moisture damage. While some areas with minor moisture damage were noted, specific recommendations were provided to management following the inspection to ensure a safe and healthy workplace.
- Air quality tests were performed for carbon dioxide (ventilation), respirable dusts, volatile organic compounds (VOCs) and thermal comfort (temperature and relative humidity). All tests showed levels to be generally within applicable guidelines.
- Air pressure relationships were measured between building spaces during the inspection and no significant issues were noted with respect to pressure relationships.
- In order to evaluate the efficacy of cleaning efforts by janitorial staff, high touch surfaces such as countertops, door handles, elevator buttons and handrails were evaluated using adenosine triphosphate (ATP) sampling and visual inspection based on APPA guidelines. Based on the results, there is no indication that changes to the cleaning procedures need to be made.
- Representative water samples were collected and analyzed for total bacteria as a means to assess the water quality of the domestic water system in the building and evaluate preventative maintenance efforts. To ensure optimal water quality, enhanced guidelines were provided to management following the inspection.
- Samples of the domestic water supply were collected and tested for general water quality, and the results were compared to U.S. Environmental Protection Agency primary and secondary water quality standards. All results were satisfactorily low.

All qualitative and quantitative analyses conducted during this proactive inspection indicate excellent indoor environmental quality in this building and reflect the fine ongoing efforts by the engineering and management staff.