

High-Rise Building Management

March 20, 2020

From BOMA (Building Owners and Managers Association of Chicago)

Noticing & Communication

If a person were to be diagnosed with COVID-19, it is the responsibility of the confirmed case to notify your building. CDC and CDPH would not respond to the property to provide guidance on cleaning, closing, quarantine, or decontamination.

The CDPH is following up on any close contacts and they will be given appropriate information about next steps. Persons who were in the office space and have not been contacted by CDPH are free to continue business as usual.

Building operators are encouraged to open and maintain lines of communications with their tenants as it is likely that any confirmed case will notify their employer rather than building management.

It is important to keep in mind that ADA, FLSA, and HIPPA laws concerning confidentiality, accessibility and employment remain in effect regardless of a COVID-19 occurrence. Building operators should consult with their legal counsel for specific advice. Links to details about employment laws can be found at the [BOMA/Chicago COVID-19 Resource Page](#).

Environmental Cleaning and Disinfection

Building operators should consult with their janitorial providers to determine and evaluate current cleaning practices. It is important to determine if the cleaning contractor is able to provide service in the event of a confirmed COVID-19 case or if a specialized vendor will need to be consulted.

For routine and preventative cleaning, CDC advises that products with EPA-approved emerging viral pathogens claims are expected to be effective against COVID-19 based on data for harder to kill viruses. Follow the manufacturer's instructions for all cleaning and disinfection products (e.g., concentration, application method and contact time, etc.) Increased high touch point cleaning using disinfectant cleaners such as Virex Plus should be employed to reduce the risk and spread of viral contamination. As an operational precaution, building operators should increase the cleaning frequency in high traffic areas, including lobby, security desk, entrances and elevators and sanitize commonly touched surfaces such as door handles, water fountains, elevator call buttons and handrails.

The guidance below provides recommendations on the cleaning and disinfection of rooms or areas where those with suspected or with confirmed COVID-19 have visited.

<https://www.cdc.gov/coronavirus/2019-ncov/community/organizations/cleaning-disinfection.html>

HVAC Operation

Generally speaking, in dealing with COVID-19, HVAC systems operated in accordance with normal ASHRAE standards will be sufficient. ASHRAE has developed proactive guidance to help address coronavirus disease 2019 (COVID-19) concerns with respect to the operation and maintenance of heating, ventilating and air-conditioning systems. This webpage provides easily accessible resources from ASHRAE to building industry professionals.

<https://www.ashrae.org/technical-resources/resources>

For additional and referenced resources: [BOMA/Chicago COVID-19 Resource Page](#)

Chicago Housing Authority
March 20, 2020

CHA COVID-19 Outreach and Response

CHA has provided all residents with a [notice about COVID-19](#) that includes a link to the CDPH website with the latest information for City of Chicago residents. This notice is posted in all buildings and has been translated in various languages to ensure that everyone is informed with the latest and most accurate information. It is also posted on the [CHA website](#).

CHA has closed all community rooms, fitness centers and other group gathering spaces and is posting signs in laundry rooms reminding seniors of the need to practice social distancing.

Until further notice, CHA has also directed its property managers and resident service coordinators to discontinue all group building gatherings, activities and events.

CHA is also reminding residents about the precautions each of us needs to take to protect ourselves based on CDPH guidance, including avoiding large group gatherings and practicing social distancing.

CHA's property management firms will continue to perform twice-daily cleanings and disinfecting of common areas, doorknobs/handles, and other commonly touched areas to prevent the spread of harmful germs. All common areas and touch points are being cleaned twice a day, deep cleanings are also being conducted by Bio One Cleaning on an as needed basis.

As of March 11, the city's Department of Family and Support Services began providing meals to seniors, including CHA seniors through its Golden Diners program using to-go box meals in place of the standard hot meal dine-in program. Seniors will take the box meals on-the-go rather than eat them in group settings such as community rooms. CHA continues to coordinate with DFSS on the meal program and delivery options.

CHA also has postponed all inspections except for those needed to address health and safety items at all CHA sites, including senior buildings and has postponed any non-critical construction work to minimize contact between outside parties and CHA residents, especially seniors.

CHA is carefully monitoring the COVID-19 situation as it evolves and will be evaluating whether any other policies or processes need to be amended based on information and guidance from CDPH.