

## UBC Life Sciences Centre

# Standard Operating Procedure for Laboratory HVAC Failure Alarms

### Scope

Laboratories within the Life Sciences Centre are equipped with HVAC air flow-monitors and flow alarms (audible alarm and visual strobe-light) which inform laboratory occupants of localized or building-wide HVAC failures. Significant drops in HVAC flow rates – which may be the result of the failure of one or more building air handlers – may also cause individual fumehoods to start alarming (fumehoods may no longer be providing sufficient air flow volume to protect to lab personal).

HVAC system failures are automatically detected by the facility's centralized building environmental management system (BMS) and service technicians are automatically dispatched to respond.

### Procedure

When a laboratory HVAC alarm begins to sound (and strobes begin flashing), lab personnel are to:

1. Turn off all non-essential process gases and close open containers of chemicals.
2. Close all fumehood sashes completely.
3. Immediately leave the lab and proceed into nearby corridors, offices or lunch pods.
4. Once HVAC alarms cease ringing, occupants may re-enter labs and resume normal laboratory activities.

#### NOTE:

After a fire alarm evacuation, occupants will be allowed to re-enter the LSC but are to refrain from entering laboratories until after the building ventilation systems have been re-started.

The cessation of visual and audible air-flow alarms will indicate that it is safe to re-enter laboratories.

This procedure is in place to protect laboratory personnel from any potentially hazardous air-borne emissions that may have accumulated within the labs during the ventilation shut-down.