



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
WASHINGTON, DC 20460

OFFICE OF CHEMICAL SAFETY
AND POLLUTION PREVENTION

June 9, 2022

Bob MacDonald
Regulatory Agent for,
Aeris Environmental Ltd.
Electronic Transmittal: BMacDonald@srconsultants.com

Subject: PRIA Label Amendment – To include collateral HVAC labeling, disinfectant efficacy claims, and add SARs-Co-V-2
Product Name: AerisGuard Surface Treatment
EPA Registration Number: 82523-3
Received Date: February 14, 2022
Action Case Number: 00337557

Dear Mr. MacDonald:

The amended label referred to above, submitted in connection with registration under the Federal Insecticide, Fungicide and Rodenticide Act, as amended, is acceptable. This approval does not affect any conditions that were previously imposed on this registration. You continue to be subject to existing conditions on your registration and any deadlines connected with them.

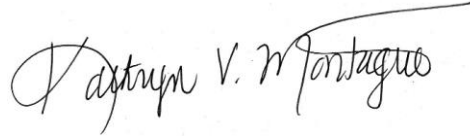
A stamped copy of your labeling is enclosed for your records. This labeling supersedes all previously accepted labeling. Pursuant to 40 CFR 156.10(a)(6), you must submit one copy of the final printed labeling before you release the product for shipment with the new labeling. In accordance with 40 CFR 152.130(c), you may distribute or sell this product under the previously approved labeling for 18 months from the date of this letter. After 18 months, you may only distribute or sell this product if it bears this new revised labeling or subsequently approved labeling. "To distribute or sell" is defined under FIFRA section 2(gg) and its implementing regulation at 40 CFR 152.3.

Should you wish to add/retain a reference to the company's website on your label, then please be aware that the website becomes labeling under FIFRA and is subject to review by the Agency. See FIFRA section 2(p)(2). If the website is false or misleading, the product would be misbranded and unlawful to sell or distribute under FIFRA section 12(a)(1)(E). 40 CFR 156.10(a)(5) lists examples of statements EPA may consider false or misleading. In addition, regardless of whether a website is referenced on your product's label, claims made on the website may not substantially differ from those claims approved through the registration process, FIFRA section 12(a)(1)(B). Therefore, should the Agency find or if it is brought to our attention that a website contains false or misleading statements or claims substantially differing from the EPA approved registration, the website will be referred to the EPA's Office of Enforcement and Assurance.

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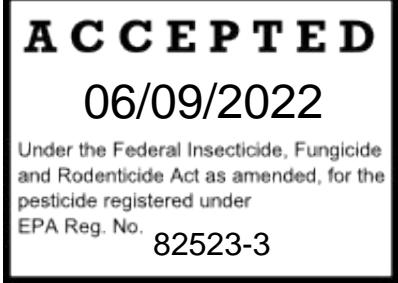
Your release for shipment of the product constitutes acceptance of these conditions. If these conditions are not complied with, the registration will be subject to cancellation in accordance with FIFRA section 6. If you have any questions, please contact Karen M. Leavy by phone at (202)-566-0668, or via email at Leavy.Karen@epa.gov.

Sincerely,

A handwritten signature in black ink that reads "Kathryn V. Montague". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Kathryn V. Montague
Senior Regulatory Advisor
Antimicrobials Division, 7510M
US EPA

Enclosure



AERISGUARD™ SURFACE TREATMENT

Disinfectant Spray for [Household] [,] [Hospitals] [,] [and] [Industrial] Use.

AerisGuard™ Surface Treatment [AerisGuard™ BAST] [product] is [Bactericidal][,] [and] [Virucidal*] on hard inanimate surfaces in 10 minutes.

AerisGuard™ Surface Treatment [AerisGuard™ BAST] [product] kills [Pseudomonas aeruginosa] [ATCC 15442] [and] [Staphylococcus aureus] [ATCC 6538] [along with] [*SARS-Related Coronavirus 2] [SARS-CoV-2][USA-WA1/2020] [BEI NR-52281] on hard non-porous surfaces in 10 minutes.

{These bullet points are optional and can appear on any panel when disinfection is claimed}

- Broad-spectrum, hard non-porous surface disinfectant effective against Pseudomonas aeruginosa (ATCC 15442) and Staphylococcus aureus (ATCC 6538)
- Kills SARS-Related Coronavirus 2, the virus that causes COVID-19*, on hard non-porous surfaces
- Broad-spectrum, hard non-porous surface disinfectant effective against SARS-CoV-2 [COVID-19 virus]
- Kills [Effective against] SARS-Related Coronavirus 2 [SARS-CoV-2] [USA-WA1/2020] [causative agent of COVID-19][the virus that causes COVID-19*] [in 10 minutes] on hard nonporous surfaces
- Disinfects precleaned surfaces by killing [99.9%] SARS-Related Coronavirus 2 [SARS-CoV-2] [USA-WA1/2020] [in 10 minutes] on hard non-porous surfaces
- Kills [Effective against] [99.9% of] SARS-CoV-2, which causes COVID-19* on hard non-porous surfaces
- Effective against SARS-CoV-2 (COVID 19 virus) on hard non-porous surfaces
- Kills SARS-CoV-2 Virus [formerly called SARS-nCoV] on hard non-porous surfaces
- This product [product name] is a broad-spectrum, hard non-porous surface disinfectant that has been shown to be effective against SARS-CoV-2

ACTIVE INGREDIENT:
n-alkyl (C₁₄ 50%, C₁₂ 40%, C₁₆ 10%) dimethyl benzyl ammonium chloride.....1.20%

INERT INGREDIENTS.....98.80%

TOTAL.....100.00%

**KEEP OUT OF THE REACH OF CHILDREN
DANGER**

See [back, side, rear] panel for additional precautionary statements

FIRST AID	
If in eyes	<ul style="list-style-type: none"> • Hold eye open and rinse slowly and gently with water for 15-20 minutes. • Remove contact lenses, if present, after the first 5 minutes, then continue rinsing eye. • Call a poison control center or doctor for treatment advice.
If swallowed	<ul style="list-style-type: none"> • Call poison control center or doctor immediately for treatment advice.

Note: Bracketed [] information is optional text. Text separated by a comma (,) denotes-and/or-options. {Bracketed Text} is for administrative purposes only and will not appear on the printed label.

	<ul style="list-style-type: none"> • Have person sip a glass of water if able to swallow. • Do not induce vomiting unless told to do so by the poison control center or doctor. • Do not give anything by mouth to an unconscious person
If on skin or clothing	<ul style="list-style-type: none"> • Take off contaminated clothing. • Rinse skin immediately with plenty of water for 15-20 minutes. • Call a poison control center or doctor for treatment advice.
If inhaled	<ul style="list-style-type: none"> • Move person to fresh air. • If person is not breathing, call 911 or an ambulance, then give artificial respiration, preferably by mouth-to-mouth if possible. • Call a poison control center or doctor for further treatment advice.
<p>Have the product container or label with you when calling a poison control center or doctor, or going for treatment.</p>	

NET CONTENT:

{Manufactured for:}
Aeris Environmental LTD
[ABN 19 093 977 336]
5/26 – 34 Dunning Ave.
Rosebery
NSW 2018 Australia

EPA Reg. No. 82523-3
EPA Est. No. {insert appropriate number}

{Sold by:}
{Aeris Environmental LLC,
28610 Hwy 290
Ste F09 #242
Cypress, TX 77433}

Precautionary Statements

Hazards to Humans and Domestic Animals

DANGER: Corrosive. Causes irreversible eye damage. Do not get in eyes or on clothing. Wear chemical resistant gloves, safety goggles or face shield and full-body overalls. Wash thoroughly with soap and water after handling and before eating, drinking, chewing gum, using tobacco or using the toilet. Avoid breathing spray mist. Remove contaminated clothing and wash clothing before reuse.

ENVIRONMENTAL HAZARDS: This pesticide is toxic to fish. Do not discharge effluent containing this product into lakes, streams, ponds, estuaries, oceans or other waters unless in accordance with the requirements of a National Pollutant Discharge Elimination System (NPDES) permit and the permitting authority has been notified in writing prior to discharge. Do not discharge effluent containing this product into sewer systems without previously notifying the local sewage treatment plant authority. For guidance contact your State Water Board or Regional Office of the EPA.

Directions for Use

It is a violation of Federal Law to use this product in a manner inconsistent with its labeling.

TO CLEAN [and] [&] {DEODORIZE}: Spray AerisGuard™ Bioactive Surface Treatment [AerisGuard™ BAST] [the product] [on] [to] [the soiled] [area] [surface] [and][&] wipe clean. [To] [dislodge] [remove] [eliminate] [stubborn] [tough] [heavy] [stains] [dirt][soil] [allow] [let] [leave] [product] [to] [stand] [act] [for] [several minutes] [and] [&] [wipe clean.]

TO DISINFECT: For use on hard non-porous surfaces. Pre-clean surface prior to disinfection. Spray AerisGuard™ Bioactive Surface Treatment [AerisGuard™ BAST] [the product] to thoroughly wet the surface applying two pumps at 10 cm [4 inches]. Surface must remain visibly wet for 10 minutes to kill bacteria and virus.

FOR NON-DISINFECTION STATIC CLAIMS:

REFER TO AERIS ENVIRONMENTAL COLLATERAL LABELING INCLUDED IN THIS LABELING FOR COMPLETE INSTRUCTIONS ON HOW TO APPLY THIS PRODUCT. If you need help in understanding any part of the instructions or have additional questions after reading these instructions, **DO NOT APPLY THIS PRODUCT.** Contact your Aeris Distributor for help and proceed only after all of your questions have been answered.

THE APPLICATOR IS RESPONSIBLE FOR FOLLOWING BOTH STATE AND FEDERAL LAWS WHEN APPLYING THIS PRODUCT

{for containers over 1 gallon}

STORAGE AND DISPOSAL

Do not contaminate water, food or feed by storage or disposal.

PESTICIDE STORAGE: Keep container closed when not in use. Place in locked storage area inaccessible to children and others unfamiliar with its use.

PESTICIDE DISPOSAL: Pesticide wastes are acutely hazardous. Improper disposal of excess pesticide, spray mixture, or rinsate is a violation of Federal Law. If these wastes cannot be disposed of by use according to the label instructions, contact your State Pesticide or Environmental Control Agency, or the Hazardous Waste representative at the nearest EPA Regional Office for guidance.

CONTAINER DISPOSAL: Nonrefillable container. Do not reuse or refill empty container. Triple rinse (or equivalent). Then offer for recycling or reconditioning, or puncture and dispose of in a sanitary landfill, or incineration, or, if allowed by state and local authorities, by burning. If burned stay out of smoke.

{for containers 1 gallon or less}

STORAGE AND DISPOSAL

Do not contaminate water, food or feed by storage or disposal.

Store in original container in areas inaccessible to small children. Keep securely closed. Nonrefillable container. Do not reuse or refill this container. Rinse Thoroughly. Offer for recycling if available or [wrap and] discard in trash

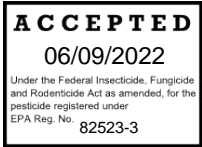
{Other Optional Claims}

{Bacteria and Virus, on hard, nonporous surfaces}

	Contact times
[Pseudomonas aeruginosa] [P. aeruginosa] [ATC 15442]	[in 10 minutes]
[Staphylococcus aureus] [S. aureus] [ATCC 6538]	[in 10 minutes]
[*SARS-Related Coronavirus 2] [SARS-CoV-2][USA-WA1/2020][BEI NR-52281] on hard, nonporous surfaces	[in 10 minutes]

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1. SCOPE AND PURPOSE



These instructions outline the application procedure for AerisGuard™ Surface Treatment (AerisGuard™ BAST) on bare metal, semi porous (concrete or plaster) internal HVAC surfaces of Air Handling Units: air distribution components (air handlers, mixing boxes, transfer boxes, transitions, turning vanes, dampers, fans, and fan housings and associated components), condensate drain pans and air handling room floors, walls and ceiling.

For use in HVAC systems located in Residential, Commercial, Institutional and Industrial Buildings including Homes, Apartment Buildings, Motel/Hotel, Restaurants/Bars, Supermarkets/Grocery Stores, Convenience Stores, Schools, Dormitories, Hospitals, Nursing Homes, Other Medical Facilities, Manufacturing Facilities, Post Offices, Office Buildings, Retail Buildings, Courthouses, Prisons, Banks, Government Buildings and Museums.

AerisGuard™ BAST is designed to be used as one component of a comprehensive HVAC maintenance program. The purpose of such a program is to assure that the HVAC system functions as designed, remain free from odor-causing mold and other microbial growth and other contamination, and continue in that condition. AerisGuard™ BAST is to be used only in systems where visible microbial growth has been detected and then only after removing the growth and identifying and correcting the conditions that led to that growth.

2. APPLICATION

{these bullet points are required}

- Read and understand the precautionary statements located on the product container label.
- Read and understand this Standard Operating Procedure
- The applicator is responsible for following both state and federal laws when applying this product
- For use in unlined ductwork only

{These bullet points are optional}

- [Controls] [Inhibits] the growth of odor-causing [fungi][mildew][mold][mold and mildew] [and][odor-causing bacteria] on HVAC systems described on this label
- Nonpublic health [Fungistat] [mildewstat] [bacteriostat]
- Effective as a static agent against odor-causing bacteria, mold and mildew
- Effectively controls odor-causing mold and bacteria on HVAC systems described on this label
- Non-corrosive coating

Surface Treatment V3.3 USA {version #}

{insert appropriate date}

© Aeris Environmental Limited {insert appropriate date}

Note: Bracketed [] information is optional text. Text separated by a comma (,) denotes—and/or-options. {Bracketed Text} is for administrative purposes only and will not appear on the printed label.

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If you need help in understanding any part of this application or have additional questions after reading this application or the product container label, **DO NOT APPLY THIS PRODUCT**. Contact your Aeris Distributor for help and proceed only after all of your questions have been answered.

The system must be “off line” during the entire inspection, repairing, cleaning and treating process. This must be done by arrangement with the engineering staff at the site if necessary. When isolating HVAC electrical energy systems adhere strictly to requirements of Occupational Safety and Health Standard 1910.147, entitled “The Control of Hazardous Energy (lockout/tagout).”

Additional safety equipment may be required to comply with state and local regulations or the particular nature of the project.

UNDER NO CIRMUNSTANCES IS SMOKING PERMITTED IN OR WITHIN 100 FEET OF THE HVAC FACILITY BEING TREATED.

3. INSPECTING AND IDENTIFYING CONTAMINATED SURFACES

Prior to application of this product, the system must be inspected for cleanliness and mechanical condition. When initiating any measure to repair, clean or treat ducts and associated HVAC system components, industry standards from the National Air Duct Cleaners Association (NADCA) and other organizations must be followed. According to NADCA Standards, HVAC system cleaning must be preformed when any of the following conditions are found in the cleanliness inspection. If any of these deficiencies are found during inspection, cleaning in accordance with the industry standards must be performed prior to the application of this product.

HVAC systems operate more efficiently when they are in a clean condition. When significant amounts of contaminants, debris, or microbial growth are evident, then those contaminated areas must be cleaned as described below.

If significant accumulation of contaminates or debris are visually observed within the HVAC system then cleaning is necessary. Likewise if evidence of microbial growth is visually observed or confirmed by analytical methods, then cleaning is required.

If the HVAC system discharges visible particulate into the occupied space, or significant contribution of airborne particles from the HVAC system into the indoor ambient air is confirmed, then cleaning is necessary.

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Air flow control devices, filtration devices, and air-handling equipment determined to have restrictions; blockages or contamination deposits that may cause system performance inefficiencies, air flow degradation, or that may significantly affect the design intent of the HVAC require cleaning.

Drain pans must be free from slime and sludge or other contamination. Badly rusted or corroded drain pans must either be repaired or replaced.

Fans and fan housings must be free from accumulations of microbial growth and particulate matter.

Filters must be in good condition and cleaned or replaced as needed to avoid exceeding the allowable pressure drop for the equipment.

Mechanical Inspection

AerisGuard BAST must be used only on HVAC system components and air ducts in sound mechanical condition. The HVAC system components must be designed and installed in conformance with industry standards and guidelines. Prior to using the product, inspect the HVAC system and ducts and assure that they are in sound mechanical condition. Follow the general guidelines below supplemented with industry standards from SMACNA, ASHRAE, ACCA and other organizations.

3.1 Air Leaks and Defects

The equipment housing, cabinets and ducts must be free from air leaks and other mechanical defects. Air leaks will promote condensation of water that might cause microbial growth and might lead to failure of this product to protect the system adequately.

Design and Installation

ASHRAE, SMACNA and other industry organizations have established guidelines and standards for the design and installation of HVAC and duct systems. You should determine that the system components you wish to treat conform to industry practice. If you are not knowledgeable of industry guidelines and standards, consult a qualified professional or contact you Aeris distributor for assistance.

In some situations, the inspection may reveal that a component of the HVAC or duct system is badly damaged or in such poor operating condition that it cannot be corrected through cleaning and/or minor repair. In these situations, the system should be replaced or rebuilt in conformity to the applicable industry standards prior to using AerisGuard

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BAST. Some (but not all) of the conditions that would indicated the need for major repairs or replacement of the system include:

Improper size of system or component – The system and all components must be sized to achieve correct airflow and be of the proper capacity for the load. When air handling equipment is changed or new inlets or outlets added, the size of all components in the system should be recalculated and replacements made as needed.

Physical damage – Crushed or physically damaged equipment may leak or fail to perform as designed. Deformed air ducts will restrict airflow and my leak (especially at joint areas). Damaged equipment must be repaired or replaced or if there is extensive damage, the entire system should be replaced.

Badly corroded metal components including duct sections, housings and cabinets, coil assemblies, drain pans, fans and their housings and heat exchange surfaces.

Loose, damaged, friable or missing insulation – Insulation is important in preventing moisture condensation and subsequent growth of mold and other organisms. If insulation (either interior or exterior) is damaged, missing or not properly fastened it must be repaired or replaced or the associated duct sections replaced. Air handler, mixing, and VAV box housings are also normally insulated and this insulation should be checked for damage in a like manner.

Removed components that are contaminated with mold and other microbial growth may spread contamination while being removed from the building. To prevent this, smaller items should be placed in plastic bags that should then be sealed before being removed. To prevent this, smaller items should be placed in plastic bags that should then be sealed before being removed. Larger items that cannot be safely packaged should be treated before being moved through occupied spaces. An appropriately labeled disinfectant can be used during treatment. Care must be used during treatment to assure that fumes from the agent being used are not released into occupied spaces. Products used must be used according to their label directions. Please contact your Aeris distributor for guidance on the appropriate disinfectant to use for treatment.

4. Air Ducts

4.1. General Air Duct Directions

This product effectively controls by inhibiting growth of odor causing bacteria, fungi, and other odor, stain or damage causing organisms in air ducts in residential, commercial, institutional and industrial buildings. AerisGuard BAST also eliminates odors associated with bacteria, mold, mildew, smoke, animals, cooking, spoilage, musty and other odors removes odor-causing organisms when used as part of such a comprehensive preventative maintenance program in air ducts and other HVAC system components.

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AerisGuard BAST is a bacteriostat, fungistat (mold and mildew), mildewstat and deodorizer for stain/odor causing use in residential, commercial and industrial settings. It will not stain or bleach materials or fabrics and will not harm or damage HVAC system components.

AerisGuard BAST is formulated for use in ducts and HVAC components including:

- Unlined sheet metal

- Air supply and return ducts and plenums fabricated with plywood, OSB or other wood-like material.

- Flexible air ducts fabricated of metal or plastics

- Air distribution components, such as air-handlers, mixing boxes, transfer boxes, transistors, turning vanes, dampers, fans and fan housings and associated components

- Condensate drain pans

Follow the directions below for the specific type of duct or components being treated. It is vital that the following directions are carefully read and understood prior to using this product.

4.2. Application Instructions

Spray areas until thoroughly moist, giving special attention to cracks and crevices. Allow 30 to 60 minutes for drying. It is not necessary to wipe the sprayed surfaces. AerisGuard BAST should not stain those materials not stained by water.

4.3. Application Equipment and Surfaces

Refer to container precautionary statements for protective clothing and other special instructions in addition to Section 2 reminder to comply with state and local regulations.

4.3.1. Brush, Mop, or Wipe Application

This application method may be specified by some facility maintenance or remediation plans. These techniques are generally more labor intensive than other methods and are normally used only when specifications require. These methods are suitable only for smooth uniform surfaces. Do not use on porous or non-uniform surfaces. When using brush or mop applications, tools and materials used should be reserved only for applications of this product, kept clean and protected between uses and replaced when worn or visibly soiled. Natural fiber brushes are preferred although any quality brush is acceptable. Mop types should be those that leave minimal lint behind. Micro-fiber or

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other non-linting cloths are preferable. When other types of cloths are used, they must be soft enough that they absorb a sufficient quantity of liquid to provide uniform applications.

During application, the applicator must have access to the surface being treated. Usually this will require entering the ducts. In such cases, application must start from a point most distant from the point of entry into the duct. The applicator will then work from that point back to the entry point covering a 3 foot length of duct at a time. Apply to the top of the duct first, followed by the sides then the floor of the duct. Overlap applications to assure complete coverage. Cover completely while avoiding runs and pooling.

4.3.2.Spray Applicators

Spray application is preferred on large surfaces that are easily accessible (such as in long runs of large diameter ducts, coil assemblies and the interior of cabinets and housings with removable access panels). The spray equipment chosen should provide a consistent fine particle size and uniform spray pattern. Electric type airless sprayers are preferred.

Where airless sprayers are used, the most satisfactory spray pattern will be achieved using the finest particle size possible. Avoid excessive wetting and do not allow spray to run or pool.

4.3.3.ULV or Mist Generating Sprayers

ULV or mist or other wet small particle applications is preferable where surfaces are irregular or less accessible. Equipment capable of generating particles in the 15 to 60 micron range is most satisfactory. Avoid use of thermal type fog generators.

Generally a fog will carry and provide adequate coverage up to 8 feet from the point of applications so adequate penetrations must be cut in the duct to assure complete coverage without wetting. SMACNA, NADCA have established standards and guidelines for making and sealing openings in ducts. Operators should be trained on proper applications techniques as well as correct duct penetration and sealing procedures using these standards and guidelines. Operators should also carefully read and follow directions for the brand of equipment used. Duct penetration should properly closed following applications, in accordance with industry standards.

4.3.4.Automated Atomizing or Spray System

There are a number of automated spraying systems on the market including those that are carried by a “robot” through air ducts. These may provide an excellent option for

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application of AerisGuard BAST in parts of air ducts that are difficult to access if they produce the correct spray pattern and application quantity. These devices must be visually monitored using video or other means while applying spray so proper applications rate will be maintained.

4.4. Application Techniques

AerisGuard BAST must be applied evenly throughout duct system and over other surfaces that are being treated. Even and uniform application is essential for satisfactory results. The procedures, equipment and techniques described below have been tested and provide the desired results. Other procedures, equipment and techniques also achieve satisfactory results but should not be used without discussing the specific situation and equipment with your AerisGuard distributor.

4.4.1. Application from Exterior of the HVAC System

AerisGuard BAST may be sprayed into openings at intervals throughout the duct system or on components that are accessible through removable panels or access doors. Spray into openings every 8 feet at a minimum. Existing supply openings can be used where they will provide a clear view of the surfaces being sprayed so that uniform application can be achieved. However, additional penetrations will have to be made as needed, so enough openings will be available to achieve total and uniform coverage.

Spray application is not an acceptable technique where openings are greater than 8 feet apart, additional openings cannot be made and properly sealed and/or the duct geometry does not allow for uniform coverage. In such cases, application from within the HVAC system is necessary (See 4.4.2)

4.4.2. Application from Within the HVAC System

When AerisGuard BAST cannot be sprayed into openings at intervals throughout the duct system, you must gain entry into the system and spray the product onto interior duct and other surfaces until they are thoroughly and uniformly covered using hand or powered spray equipment. This is the most frequently used technique and is the technique of choice for air-handlers, other components with access panels or doors and large diameter (generally 20" X 20" minimum) ducts where direct access can be gained to surfaces being treated.

4.5. Rate of Application

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The recommended rate of applications for this product varies depending on the surface being treated. Users of this product must carefully follow the rate of application instructions provided below.

4.5.1. Bare Metal and Flexible Ducts

Apply until surface is evenly wet. Wipe not recommended. Spray coverage using the electric type airless spray gun at a rate of 2 ounces [oz.] per 10ft² (60 ml per m²). If the above application rate result in surface runoff or liquid pooling on the bottom of the duct, lower the application rate until the surface is thoroughly and evenly wet without runoff or pooling.

4.5.2. Semi Porous Surfaces such as Concrete or Plaster

Apply until surface is evenly wet. Wipe not recommended. Spray coverage using the electric type airless spray gun at a rate of 2 ounces [oz.] per 10ft² (60 ml per m²). This product must penetrate into surface crevices and irregularities or it will not be effective. Inspect and assure that the penetration is satisfactory. It may be helpful to apply half of the quantity needed for full coverage spraying from side to side then repeat the applications moving the spray from top to bottom.

5. HVAC/R EQUIPMENT

This product is formulated use on a variety of HVAC components including:

- Furnaces
- Air Handlers
- Packaged units including Rooftops and Packaged Terminal Air Conditioner (PTAC) units
- Air distribution components such as air handlers, mixing boxes, transfer boxes, transitions, turning vanes, dampers, fans and fan housings and associated components
- Condensate drain pans
- Dehumidifiers, both desiccant and refrigerated
- Registers, grills and other air intake and discharge devices

5.1. PREPARATION OF SURFACES (Assurance of surface cleanliness)

These surfaces must be cleaned prior to the application of AerisGuard BAST.

Mechanically dislodge attached particulate and debris using vacuum units, mechanical and hand brushes, pressurized air sources and other tools as required. Collect using an HEPA filter equipped vacuum cleaner. This is followed by the complete cleaning of soil from all internal HVAC air handling surfaces of air handling units using a special cleaner

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formulated to clean such soils but that will not damage any of the unit's surfaces or components.

All surfaces must be cleaned in accordance with NADCA standard ACR 2005.

Additional associations and society Internet sites that may be consulted for additional information and guidance include:

ACCA – www.acca.org

ASHARE – www.ashrae.org

SMACNA – www.smacna.org

Air Handling Rooms

The methods of remediating walls, floors, doors, seals and ceilings made of bare metal or semi-porous concrete or plaster associated with commercial air handling units vary according to the degree of severity of the colonization. If the growth is very visible, with a furry surface and a very severe musty smell the surfaces must be scraped to remove the growth. Dispose of the biological soil as hazardous waste.

For surfaces with visible but not severe growth use a multi-enzyme product to remove the biological matter. This process is facilitated by hosing the surface. Plant rooms are traditionally built with sloping floors to facilitate water drainage. If no drainage exists then wet vacuum can be employed to remove excess water.

Sound Insulation

Many air handling units have some or all of their surfaces insulated against sound transmission. If this insulation is non-porous remediate the surface as described in the air handling section. If the surface is made of porous concrete or plaster then various alternative courses of action will need to be considered depending upon the degree of contamination within the porous surfaces.

If the porous surface has any areas of severe fungal colonization then the insulation must be stripped, disposed of as contaminated waste and replaced.

Drain Pans

These pans are situated beneath cooling coils to collect the large volumes of water within the air handler which collect on the cooling surfaces as humid air is cooled. A common problem encountered with these systems even without the incidence of storms and flooding is the blockage of drain lines, which leads to pans overflowing and causing water damage.

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Because of the risk of blockage of these drain lines by refuse blown into the building or arising as a result of growth of slime in the drain line or in the pan **the replacement of these drain lines is recommended.**

The condensate pans themselves must be cleaned. This is best accomplished with a multi-enzyme cleaning product. It may be possible to avoid the replacement of the drain lines if the drains are able to effectively empty in the course of their cleaning.

Fans and fan housing

The high velocity of fans can lead to condensation of water that supports mold and other growth.

Dehumidifiers

Due to the amount of water present, dehumidifiers are often sites especially prone to microbial growth. They also attract and hold soil as growth contamination builds up over time. This accumulated material must be thoroughly removed prior to treatment with this product. For some units, cleaning may also signal the need to replace pads, belts, wheels and serve other components. The manufacturer of the unit being maintained should be consulted on the proper maintenance and cleaning procedure.

6. PROCEDURE

6.1. Set Up

Tarpaulin/plastic sheeting is used to protect the air filters from any deposits of cleaning solution, treating solution or water. Other parts of the system may need to be covered as well, i.e. fan motors, sensors, etc. in close proximity to work area.

If using diesel fueled hot water pressure cleaners or any other equipment that may potentially set off warning devices, do not place under any smoke or fire detectors as they could be set off. Isolation of these sensors should be arranged with the building/facility manager.

Ensure that the hoses for the pressure cleaner are all on securely to avoid any excess water on the floor. The use of door mats is advisable to stop any dirt being walked into other areas. All traces of dirt must be removed before leaving site.

6.2. AerisGuard BAST Application

Normally, infrequent application (6 months to every two years) will provide effective control. Reapply only when there is evidence of mold or other microbial re-growth. Prior

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to reapplication, investigate to determine the cause of re-growth and correct that problem prior to reapplications. If application is needed more than every six months contact your Aeris distributor or other qualified professional to discuss the specific application and situation. It is important to determine if the reoccurrence of microbial growth is due to persistently high humidity, standing water or hidden leaks.

General directions:

After ensuring that the surface is well cleaned and rinsed of any cleaning solutions, AerisGuard BAST is then applied using the electric type airless spray gun at a rate of 2 ounces [oz.] per 10ft² (60 ml per m²). Adjust spray mist to the finest particle size possible. Apply to only those surfaces identified on this label (do not apply to cooling coils) until surfaces are evenly wet. If pooling occurs, mop up excess solution.

Following completion of the treatment, do not restart the system until surfaces are dry. Then purge the system on full outside air overnight whenever possible. Adequate ventilation must be applied to ensure no aerosol residual of the treatment can be detected.

The AerisGuard BAST solution does not need to be rinsed off any of the surfaces.

When the directions for use are followed properly, this product will not be released to the spaces served by a system being treated. Affected areas of the building are not to be occupied during treatment. Do not reenter these areas until 1 hour after treatment.

Bare Metal (Fans, Fan Shrouds, Dampers and Drain Pans):

Spray surface until it is evenly wet to ensure adequate coverage. If the application results in surface runoff or liquid pooling, lower the application rate until the surface is thoroughly and evenly wet without runoff or pooling.

Semi Porous Surfaces (Concrete floors and walls or Plaster walls)

Apply to these internal surfaces of the air handling system using an electric type airless gun until surface is evenly wet. Inspect and assure that penetration is satisfactory. It may be helpful to apply spray initially from side to side and then repeat the application moving the spray from top to bottom to assure uniform coverage.

Drain Pans

Spray surface until it is evenly wet to ensure adequate coverage. If the application results in surface runoff or liquid pooling, lower the application rate until the surface is thoroughly and evenly wet without runoff or pooling.

Note: Bracketed [] information is optional text. Text separated by a comma (,) denotes–and/or-options. {Bracketed Text} is for administrative purposes only and will not appear on the printed label.

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6.3. Cleaning Up

Fill AerisGuard BAST spray apparatus with water and operate to ensure no traces of solution remain within the unit. Follow manufacturer’s other maintenance procedures for the spray equipment.

Ensure no trace of work or cleaning related debris remains on completion of this process. The use of door mats and/or cardboard boxes at entry and exit points of the air handling unit helps to keep this cleaning to a minimum.

7. REFER TO PROFESSIONAL HVAC CLEANING STANDARDS AND REGULATION IN YOUR AREA

ALL HVAC CLEANING MUST CONFORM WITH ALL AIR SYSTEM CLEANING GUIDELINES SET OUT IN NADCA STANDARD, ASSESSMENT, CLEANING, AND RESTORATION OF HVAC SYSTEMS *ACR 2005*

An Industry Standard Developed by the National Air Duct Cleaners Association

Contact NADCA at

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