

For the safety and protection of residents and those performing retrofit work, Unilux requires channel partners, dealers, and third-party mechanical/HVAC companies purchasing Unilux fan coil units to have \$5 million pollution and environmental insurance as well as EACC Level 2 mould remediation training and certification.

EACC Level 2 refers to medium-scaled projects of less than 10 square feet of mould growth in HVAC equipment in occupied areas.

Regulatory guidelines include, but are not limited to:

- Hazardous material and mould abatement training by accredited and certifiable institution.
- General health and safety training as required by Occupational Health & Safety.
- Health and safety consultation with a qualified professional with experience assessing and performing microbial investigations and remediation.
- Safety attire when performing remediation - full body dust-impervious coveralls with hood, elastomeric half-face piece air-purifying respirator, safety glasses, and gloves.
- Installation of warning signs of hazardous materials or remediation in progress.
- Quarantining remediation area within 6-feet using sealant and HEPA vacuum technology.

About the Environmental Abatement Council of Canada (EACC):

Previously operating as the Environment Abatement Council of Ontario (EACO) until June 2021, the EACC represents contractors, consultants, engineers, suppliers, government officials, and other industry stakeholders. EACC provides essential input to the Ontario Ministry of Labour on Environmental Abatement matters and guidelines – including information regarding the management and regulation of hazardous materials across the country.

The EACC provides industry guidelines to support building owners, constructors, contractors, subcontractors, and workers who have duties under the Occupational Health and Safety Act and its Regulations to safely perform work activities that involve Mould (Microbial) Abatement and Remediation.



About Unilux

In 1972 Unilux began manufacturing vertical fan coil units as a replacement to radiant baseboard heating in residential high-rise buildings. Unilux is Canada's original manufacturer of fan coils and can be found in over 500,000 homes. Over 94% of residential buildings in Ontario have Unilux fan coils. That includes condominiums, apartments, hotels, and seniors residences.

Aging Fan Coil Units

A fan coil unit is one of the only pieces of equipment in a building in constant operation. Like a furnace in a single-family home, it has an expected lifespan.

Fan coils in buildings older than 20 years have a higher risk of:

Leaks



Insulation Deterioration



Mould



Indoor Air Quality

Deteriorating fiberglass can detach due to air agitation and blow into the suite. Studies have found that inhaling fiberglass insulation can aggravate asthma, cause bronchitis-like symptoms, and cause serious irritation in the throat and nasal passage. With most Canadians spending 90% of their time indoors, healthy indoor air quality is one of the single most important factors in considering a fan coil retrofit.

The Danger of Mould

The danger of mould comes from its exposure. Mould growth within degrading fiberglass can break off and be blown through the exit grilles into the suite's air. These fibers are microscopic. You aren't able to see them but could very easily inhale them. Mould produces allergens, irritants, and in the case of black mould, mycotoxins that can directly affect the lungs and respiratory system and lead to more serious illness.

"Repeated exposure to mould can potentially cause serious health conditions, including asthma. Mould inhalation can lead to an asthma attack where the airways narrow and become blocked by mucus. Mould can stimulate allergic immune responses and upon re-exposure inflammatory chemicals produced in the airways can cause an asthma attack. People with existing asthma are already hypersensitive and mould, like other allergens, could contribute to an asthma attack."

Dr. Dean Befus, University of Alberta, School of Medicine