



# CREtelligent's O&M Plans

## Do your commercial buildings have the proper protocols in place?

CREtelligent's Operations and Maintenance (O&M) Plan services help property owners, managers, and others develop programs that minimize occupant exposure to potentially harmful or toxic building materials.

While not a substitute for statutory or regulatory requirements, the O&M Plan does provide a written plan to ensure compliance with applicable regulations. O&M Plans are used on virtually any building that may have potentially harmful or toxic compounds in building materials. Some of these include:

- Asbestos Containing Materials
- Lead-Based Paint
- Moisture and Microbial Growth

The O&M Plan provides building owners, facility managers, maintenance staff, and building occupants clear instructions on how to reduce the risk of exposure to these materials and compounds. Some of the more common property types include:

- Schools
- Multi-occupant residential buildings (apartments, dorms, assisted care, etc.)
- Hospitals
- Shopping centers
- Office buildings

## Protocol Planning Tool

The presence of potentially harmful or toxic compounds in building materials does not need to be confirmed for an O&M Plan to be developed. Many O&M Plans are used to address materials suspected to be affected and prepare proper protocols to reduce the risk of exposure for building occupants.

## Common Triggers for O&M Plans

Two of the most common drivers for needing an O&M Plan include:

- **Age of building:** Especially applies to Asbestos and Lead Paint. Any property constructed prior to 1985 carries an elevated risk of these materials being present.
- **Water staining, musty odors, visible microbial growth:** Common indicators of a mold and moisture issue. Properties at greatest risk are in wet environments or geographic areas of high humidity.

**Want more information on CREtelligent O&M Plans?  
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