

ADDRESSING COMMERCIAL REAL ESTATE HYGIENE CONCERNS IN RESTROOMS, BREAKROOMS, WORK AREAS AND OTHER CONGREGATING SPACES

BobrickPure Hygiene Solutions: More Powerful Than Filters and Purifiers

The commercial real estate industry has been forced to pivot while traversing through the difficult landscape that the pandemic has left in its wake. In addition to the challenge of empty office buildings due to the rise of remote working, as businesses plan their return-to-work strategies, their needs and interests have changed. Their primary focus is now on the health and wellness of their staff.

A February 2021 Forbes Magazine article, [“How The Pandemic Continues To Affect The Commercial Real Estate Market,”](#) provides insight into the shift in commercial real estate and what businesses are interested in to meet employee demands.

...in pre-Covid-19 days, some businesses were looking for spaces with gyms, lounge areas and meeting rooms, the demand now is for indoor air quality, touchless technologies and appropriate distancing between office cubicles. Some businesses are going for a blended remote and in-office model. This allows the physical office space to continue



playing a role for in-person gatherings where ideas are shared. But overall, prospective tenants are primarily on the lookout for a healthy and safe building environment and a property owner that cares about their tenants' well-being.

For businesses today, employee health and safety are paramount. In the commercial real estate industry, this requires paying special attention to places where individuals congregate, such as restrooms, break rooms, gyms and meeting rooms. Staffing concerns among businesses have never been greater, and even viruses like the common cold and flu are a great threat to productivity.

Hygiene is the new touchstone in commercial buildings. In restrooms, for example, hygiene is not limited to the cleanliness of floors and surfaces — it now extends to having access to touchless features for faucets, hand dryers and other high-use items. According to a May 2021 article from Plumbing & Mechanical magazine, [“Post-pandemic commercial restroom design trends,”](#) restroom hygiene interest is here to stay.

Restrooms and plumbing systems in commercial businesses have rarely been under as much scrutiny as they are right now. Between germs on surfaces and the “toilet plume” of germs caused by flushing, public restrooms cause concern about contracting coronavirus and other disease-causing organisms. Therefore, hygiene is the new gold standard in restrooms. The general public, now used to the expectation for enhanced cleaning protocols in facilities, will likely continue to judge buildings and businesses by that elevated cleanliness standard.

The Bobrick Solution

For building owners, meeting the hygiene needs of today's businesses can seem daunting.



There is good news. Independent studies show that Bobrick's PureDri and PureSphere neutralize 98.11% of airborne and 99.6% of surface microorganisms.

Bobrick's PureDri Sanitizing Hand Dryer provides sanitization in spaces up to 215 square feet, and the PureSphere Air Sanitizer provides sanitization in spaces up to 323 square feet. Visible labeling on both units — whether in restrooms, gyms or meeting rooms — provides added confidence to building owners and businesses, letting them know extra precautions are being taken to enhance safety and sanitization.

Pure Hygiene Solutions Technology—How it Works

PureDri and PureSphere technology works by destroying existing microorganisms from bacteria and viruses in the air and on surfaces. PureDri is an enhanced restroom hand-drying process that provides continuous sanitization in a closed space of up to 215 square feet.

PureSphere, on the other hand, is an air sanitizer that mounts to a wall and neutralizes viruses and bacteria <0.03 microns in areas up to 323 square feet, such as kitchens, break rooms and private meeting spaces. In addition, the unit works to remove odors, eliminating the need for masking agents.

PureDri and PureSphere operate using a three-step process:

1. Eliminates viruses and bacteria via a germicidal UV lamp that inactivates all microorganisms.
2. Neutralizes viral particles through strong oxidizing agents built into the equipment.
3. Sanitizes using superoxide ions that neutralize airborne particles.

The following graphic depicts the three-part process

1. GERMICIDAL UV

As air flows through the plasma chamber and over the UV lamp, all microorganisms in the air are killed/inactivated.

The plasma chamber is comprised of dual waveband UV lamps at 254nm and 185nm surrounded by nano-coated catalytic plates.



2. HYDROXYL RADICALS

As air flows through the chamber, the UV light reacts with the titanium dioxide catalysts causing water vapor to be converted to highly reactive hydroxyl radicals (OH).



3. SUPEROXIDE IONS

As air flows through the chamber, the UV light reacts with the titanium dioxide catalysts causing a release of free electrons, which bond with oxygen to form superoxide ions.



More Than Simple Filtration

Until now, HEPA's ability to purify air has served as the standard of filtration. But while HEPA filtration simply blocks particles 0.3 microns and larger, UV light inactivates all microorganisms by destroying nucleic acids and disrupting their DNA. The clinically backed science of BobrickPure Hygiene Solutions offers greater effectiveness and maintenance benefits that HEPA filtration can't match, neutralizing particles as small as 0.0001 microns. By destroying particles that are smaller than 0.3 microns, including dust, bacteria, tobacco smoke, mold spores, odors, infectious particles and pathogens, both the PureDri Sanitizing Hand Dryer and PureSphere Air Sanitizer are more effective than HEPA filtration.

In addition, HEPA filters lose their effectiveness when clogged with debris, and only those labeled washable or permanent can be cleaned. During virus outbreaks, appropriate sourcing and installation of HEPA filtration

to achieve negative pressure isolation can be tedious and time consuming. Care must be taken during cleaning to avoid damaging the filter or breaking or stretching out the fibers, which happens all too easily. [[Airborne Infectious Disease Management: Methods for Temporary Negative Pressure Isolation, Minnesota Department of Health, Office of Emergency Preparedness, Healthcare Systems Preparedness Program](#)]

These issues do not plague BobrickPure Hygiene Solutions as they do HEPA filtration devices.

Ease of Use While Promoting Safety and Wellness

- **PureDri Hand Dryer**
 - Touch-free hand-drying function
 - 20-second drying window
 - Hand sanitization
 - Immediately following dry time, a 6-second blast of super-concentrated ionized air sanitizes hands
- **PureSphere Room Sanitizer**
 - Sanitizes up to 323 square feet
 - Provides odor control and purifies 24/7
 - No filters to change

Results of Independent Studies

The effectiveness of both PureDri and PureSphere was determined by three independent research organizations in the United Kingdom – the Health Protection Agency, SGS and University of Leeds. The findings showed the neutralization of a variety of bacteria and viruses.

The results are as follows:

- 100% air disinfection and elimination of Escherichia coli, Staphylococcus aureus and Aspergillus fumigatus after 1 hour
- Surface disinfection and bacteria elimination achieved high results after 8, 24 and 48 hours

Air and Surface Testing Against Listed Pathogens

Air Disinfection Efficacy

Pathogen	1 hour
E. coli	100%
S. aureus	100%
A. fumigatus	100%

Surface Disinfection Efficacy

Pathogen	8 hours	24 hours	48 hours
E. coli	79.6%	97.7%	99.9%
S. aureus	87.4%	91.1%	99.5%
C. difficile	91.4%	98.1%	99.6%

Technical Specifications

PureDri Technical Specifications

Dimensions	10.5" wide x 32.25" high x 4" deep
Weight	20.3 pounds
Electrical Supply	110/240 volts 50/60 Hz
Current Consumption	17 Amps @ 115 volts
Normal Output	0.2 kW
Air Volume	1,200 cubic feet / hour
Air Velocity	164 feet / second @ 4"
Area Size	215 square feet

PureSphere Technical Specifications

Dimensions	5.5" wide x 15.5" high x 4" deep
Weight	3 pounds
Electrical Supply	110/240 volts 11.5-13 watts
Area Size (Model B-9210)	Sanitizes up to 323 square feet
Cover material	Polycarbonate
Cover color	Silver

The BobrickPure Hygiene Solutions Value Proposition

The revolutionary UV+ technology of PureDri and PureSphere creates hygienic air and surfaces to promote wellness and safety. The safety seal that is included with the installation of PureDri and PureSphere products shows patrons and employees they are surrounded by an environment safe from most bacteria and viruses.

Hygiene & Wellness | Safety | Clean Environments

BobrickPure Hygiene Solutions are making the world a safer, more hygienic place, one space at a time.

Visit [BobrickPure.com](https://www.bobrickpure.com) for additional resources

