BC ESG • FACILITY CONTINUITY

Commercial Real Estate Disaster Recovery: Plant Room Pre-Storm Quick Card

Current version — Oct 31, 2026. Update history: https://bcesg.org/disaster-recovery-plan-complete-framework-2026/
Operational field guide • Commercial portfolio standard

⚠ OPERATOR PRE-STORM RULE • MECHANICAL & BASEMENT ENVELOPE

This is an operator checklist for a commercial plant room and a basement that can flood. It is not a code inspection or a substitute for the fire-alarm sequence or elevator recall required by the Authority Having Jurisdiction (AHJ). Execute immediately upon storm warning before personnel evacuation.

1. Pre-Storm Plant Room & Basement 9-Point Verification Checklist

#	System & Equipment	Field Verification Criteria (Mandatory Gate)	Status	Sign-off
1	**Fire Pump & Controller** Emergency power transfer	Fire pump confirmed on emergency power circuit. Controller pilot lamps noted, battery voltage/fuel level written down. Controller cabinet locked and dry.	☐ PASS ☐ FAIL	.....
2	**Auxiliary Generator** Under-load test & storage	Generator starts under building load. Runtime meter and fuel reserve recorded. Day tank full; fuel spill response kit positioned at tank and undamaged.	☐ PASS ☐ FAIL	.....
3	**Sump & Sewage Ejectors** Basement flood defense	Sump and sewage ejector pumps float-tested and verified operational. Check valves fully seated without back-siphonage. Emergency circuits labeled and live.	☐ PASS ☐ FAIL	.....
4	**Backflow & Domestic Water** Supply isolation	Backflow preventer clear and accessible. Main domestic-water shutoff valve tagged with high-visibility label. Baseline flood line physically marked on wall.	☐ PASS ☐ FAIL	.....
5	**Minimum Heat & Risers** Freeze prevention	Minimum circulation heat and riser loop pumps confirmed operating. Named building engineer with primary and secondary contact designated for restart.	☐ PASS ☐ FAIL	.....
6	**Elevator Recall & Freight Car** Vertical transport priority	Elevator flood recall protocol confirmed. Dedicated freight car parked above lower-level flood line and reserved for restoration crews. Vendor after-hours dispatch logged.	☐ PASS ☐ FAIL	.....
7	**Tenant Re-Entry Rule** Access governance	Tenant re-entry protocol written and posted: explicitly states who has authority to open building, who may not enter, and environmental clearance requirements.	☐ PASS ☐ FAIL	.....
8	**Pre-Storm Baseline Photos** Insurance & loss baseline	Timestamped wide-angle and detail photos taken of all mechanical rooms, switchgear, pumps, and basement elevations so post-event physical loss is comparable.	☐ PASS ☐ FAIL	.....
9	**Signed Restoration Agreement** Contractor Scope 1 tracking	Master Service Agreement signed before storm naming commercial restoration contractor. Contract mandates continuous tracking of contractor diesel fuel and kWh draw.	☐ PASS ☐ FAIL	.....

Building Name/Address: ..... **Storm Event:** .....

Inspecting Chief Engineer: ..... **Date & Time:** .....

Disclaimer: This framework is prepared for commercial facility directors, property managers, and asset managers for operational planning. It does not replace a site-specific emergency action plan, a mechanical design, or a stamped filing by a licensed Professional Engineer (PE) or Registered Architect (RA).

BC ESG • BUILDING-SYSTEMS RECOVERY TARGETS

Commercial Facility Continuity Plan: Systems RTO & Scope 1 Compliance

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Recovery targets • Scope 1 compliance rules

2. Building-Systems Recovery Targets & Definition of "Back"

These are operational planning targets for a commercial facility continuity plan. They define sequential milestones to stabilize building infrastructure and prevent catastrophic asset loss.

Building System	Planning Target	What "Back" Means (Operational Definition)	Priority
Life safety and fire command	UNDER 1 HOUR	Emergency egress lighting illuminated, fire pump operational, auxiliary emergency generator start verified, and smoke-control dampers in proper emergency position.	**P1 • Immediate**
Thermal envelope & freeze protection	UNDER 4 HOURS	Minimum circulation heat maintained, pipe-freeze prevention active, and secondary power routed to critical plumbing/sprinkler risers.	**P2 • Critical**
Domestic water & sewage ejectors	UNDER 8 HOURS	Backflow preventer inspected and certified clean, sump and ejector pumps operating on emergency power, preventing backwater infiltration.	**P3 • Sanitary**
Vertical transportation	UNDER 12 HOURS	Emergency return of passenger elevators completed; dedicated freight car prioritized and cleared for restoration crews, debris removal, and pump gear.	**P4 • Logistics**
Tenant HVAC and comfort	UNDER 24–48 HOURS	Chiller or boiler restarted in controlled sequence; dehumidification operational to stop microbial growth before mold spore amplification starts.	**P5 • Environmental**

3. Post-Disaster Carbon & Scope 1 Fuel Compliance Protocol

LOCAL LAW 97 / ARTICLE 320 MITIGATION FILING MANDATE

In New York City, temporary on-site diesel fuel combustion is Scope 1 emissions. Under **Article 320**, the annual penalty is **excess metric tons CO2e × $268** (1 RCNY 103-14(h)). Under subdivision (i), unexpected disaster damage is a mitigating factor that must be documented with the annual emissions report. *Mitigation is a formal filing, not an assumption.*

Operating Rule	Field Execution Procedure	Responsible Party
1. Immediate Generator Fuel Logging	Log generator fuel as soon as the unit starts. Record runtime hours, gallons consumed, and specific meter or tank source. This log provides the audit-ready Scope 1 number.	Operating Engineer / Watch Lead
2. High-Efficiency Drying Specification	Specify high-efficiency refrigerant dehumidifiers and desiccant drying in the restoration scope so the kilowatt load is a managed input. Record and retain hourly power meter readings.	Facility Director / Property Manager
3. Contractor Fuel & kWh Contract Clause	Execute Master Service Agreement before storm events requiring contractor to log all temporary equipment fuel and kWh draw, aligned with Restoration Carbon Protocol standards.	Asset Manager / General Counsel

4. Key Vendor Emergency Contacts & After-Hours Dispatch

Service Category	Vendor Company Name	24/7 After-Hours Dispatch Phone	Account / SLA Contract #
Elevator Service (Freight Car)			
Generator Fuel Supplier			
Restoration / Drying Contractor			
Fire Alarm & Pump Vendor			

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