

GUIDANCE FOR MULTI-FAMILY DWELLINGS, CONDOMINIUMS AND APARTMENT BUILDINGS

Overview

Under current Chief Medical Officer of Health Orders, businesses and entities are required to:

- implement practices to minimize the risk of transmission of infection among attendees;
- provide procedures for rapid response if an attendee develops symptoms of illness;
- ensure that attendees maintain high levels of sanitation and personal hygiene;
- comply, to the extent possible, with the [COVID-19 General Relaunch Guidance](#), this guidance, and any other applicable Alberta Health guidance found at: <https://www.alberta.ca/biz-connect.aspx>.

This document has been developed to support multi-family dwellings, condominiums and apartment buildings in reducing the risk of transmission of COVID-19 among attendees (e.g., residents, guests and workers). The guidance provided outlines public health and infection prevention and control measures, specific to this setting.

This document and the guidance within it is subject to change and will be updated as needed. Current information related to COVID-19 can be found: <https://www.alberta.ca/covid-19-information.aspx>

COVID-19 Risk Mitigation

General Guidance	<ul style="list-style-type: none">• Encourage and facilitate residents, guests and workers (e.g., delivery persons, repair persons) to stay up to date with developments related to COVID-19.• Notify residents, guests and workers of the steps being taken to prevent the risk of transmission, and the importance of their roles in these measures.<ul style="list-style-type: none">○ COVID-19 signage should be posted in highly visible locations:<ul style="list-style-type: none">▪ “Help prevent the spread” posters are available.▪ When possible, provide necessary information in languages that are preferred by attendees.• All Albertans must follow CMOH Order 05-2020, which establishes legal requirements for quarantine and isolation.<ul style="list-style-type: none">○ Anyone with symptoms of COVID-19; with a history of international travel in the last 14 days; or with close contact with a confirmed case of COVID-19 in the past 14 days must remain at home.• For any indoor social gathering (e.g., parties), the maximum number of individuals permitted is 50, as long as there is a distance of at least 2 metres or appropriate barriers between members of different households (with the exception of cohort families).
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Physical Distancing	<p>Physical distancing means maintaining a distance of at least 2 metres between residents, guests and workers who are not from the same household or cohort at all times. Consider the following controls to encourage physical distancing between attendees:</p> <ul style="list-style-type: none">• Consider physical controls to support spacing of at least 2 metres or physical barriers to prevent direct contact between residents, guests and workers who are not from the same household or cohort. These types of controls reduce the opportunity for transmission. Operators should consider the following examples and implement appropriate controls for their settings:<ul style="list-style-type: none">○ If common seating areas exist, arrange seats to facilitate physical distancing. Consider reducing or removing seats from waiting areas or lobbies to discourage gathering○ Remove self-serve amenities such as coffee stations, and lobby snacks.○ Increasing ventilation, opening windows where appropriate.○ Placing additional hands-free garbage bins with removable linings at all entrances and exits.• Where physical controls are not possible or appropriate, consider:<ul style="list-style-type: none">○ Directing traffic flow within common spaces and hallways. This can be accomplished with signs, ropes, floor decals, etc.○ Dedicated entry and exit points.○ Remove all shared items that cannot be easily cleaned, such as newspapers and magazines.
Cleaning & Disinfecting	<ul style="list-style-type: none">• Develop and implement procedures for increasing the frequency of cleaning and disinfecting of high traffic areas and common areas.<ul style="list-style-type: none">○ Common areas are those accessed by multiple residents or households, repair and maintenance persons and include social rooms, lobbies, patios, laundry rooms, bathrooms, recreation rooms, storage rooms, hallways and stairways.• Clean and disinfect frequently touched objects and surfaces as per AHS' <u>Public Health Guidelines for Environmental Cleaning of Public Facilities during Respiratory Illnesses in the Community</u>.<ul style="list-style-type: none">○ Pay particular attention to cleaning of doorknobs, light switches, elevator buttons, railings, toilet handles, faucets and taps• Ensure disposable towels and spray cleaners, or disposable wipes, are available to regularly clean commonly used surfaces in entryways and common areas.

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	<p>For operators that do not already have industry specific cleaning and disinfecting standards, the following protocols should be used:</p> <ul style="list-style-type: none"> • Cleaning refers to the removal of visible soil. Cleaning does not kill germs but is highly effective at removing them from a surface. Disinfecting refers to using a chemical to kill germs on a surface. Disinfecting is only effective after surfaces have been cleaned. <ul style="list-style-type: none"> ○ Use a “wipe-twice” method to clean and disinfect. Wipe surfaces with a cleaning agent to clean off soil and wipe again with a disinfectant. ○ Items that can be laundered should be machine washed with soap or detergent, using the warmest appropriate water setting and dry items completely — both steps help to kill the virus • Regular household cleaning and disinfecting products are effective against COVID-19 when used according to the directions on the label. Refer to the COVID-19 General Relaunch Guidance for information related to cleaning and disinfecting products.
<p>Hand Hygiene & Respiratory Etiquette</p>	<ul style="list-style-type: none"> • Operators should promote frequent and proper hand hygiene for residents, guests and workers. Consider the following: <ul style="list-style-type: none"> ○ Encouraging residents, guests and visitors to wash their hands often with soap and water for at least 20 seconds or use an alcohol-based hand sanitizer (greater than 60% alcohol content) when entering and leaving the premises, particularly if they must pass through common areas accessed by other residents, guests or workers ○ It is strongly encouraged that operators provide a means to sanitize hands at points of entry where residents, guests and workers are known to contact high-touch surfaces. • The use of highly visible posters that remind residents, guests and workers to practice respiratory etiquette and hand hygiene is strongly encouraged (e.g., entrances, common spaces). <ul style="list-style-type: none"> ○ Posters are available here.
<p>Public Spaces & Common Areas</p>	<ul style="list-style-type: none"> • Use posters to remind residents, guests and workers) of the importance of preventing the spread of COVID-19. • Encourage residents, visitors and workers to wash their hands often with soap and water for at least 20 seconds or use an alcohol-based hand sanitizer (greater than 60% alcohol content) when entering and leaving the premises, particularly if they must pass through common areas accessed by other residents, guests, and/or workers. • Remind residents of gathering and physical distancing requirements.

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	<ul style="list-style-type: none">• Encourage limited elevator use to ensure that a two-metre physical distance can be maintained in the elevator, unless occupants are from the same household• Water fountains or coolers may remain open and should be cleaned and disinfected frequently.<ul style="list-style-type: none">◦ Where disposable water cups are provided, place a lined garbage receptacle close by for any used cups.
Entertainment	<ul style="list-style-type: none">• The use of public and resident access to social amenities such as multi-purpose and games rooms should only occur if gathering and physical distancing requirements are met and there are no shared items required. Refer to COVID-19 General Relaunch Guidance and Guidance for Indoor Recreation Entertainment.
Pools	Operators with swimming pools, whirlpools, spray parks or wading pools should refer to: <ul style="list-style-type: none">• COVID-19 General Relaunch Guidance• COVID-19 information: guidance for swimming pools and whirlpools• COVID-19 information: guidance outdoor spray parks and wading pools
Indoor Fitness	Operators with fitness facilities should refer to the Guidance for Sport, Physical Activity and Recreation