

New York State has issued guidelines for gym reopening as soon as Monday, August 24th or as late as September 2nd. Because the State left it to the localities for when gyms will reopen, it is unclear how New York City will react. As we await further guidance from NYC, we want to make sure our buildings are prepared for when gyms are allowed to reopen. You will find the Interim guidance released by New York State [here](#), as well as the summary guidance document [here](#).

The key areas to focus on for residential buildings are as follows:

- *Capacity: 33% occupancy limit*
- *Access: Sign-in with contact information and health screening required*
- *PPE: Appropriate face coverings required at all times*
- *Distancing: 6 feet of separation at all times*
- *Hygiene/Cleaning: Cleaning and disinfection supplies made available to gym users; shared equipment cleaned after every use; staff must also be available to clean and disinfect equipment in between uses; rental equipment must be cleaned and disinfected between customer use.*
- *Amenities: Water bottle refill stations are permitted, but not shared water fountains; communal showers are closed, but individual showers/stalls can remain open so long as they are cleaned*
- *Air Handling Systems: Gyms should operate at MERV-13 or greater; if they are unable to operate at that level, they must have heating, ventilation, and air conditioning (HVAC) professional document their inability to do so and adopt additional ventilation and mitigation protocols from American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE) and the Centers for Disease Control and Prevention (CDC)*

With these in mind, we recommend buildings prepare by doing the following:

- *Consider using a reservation system, like BuildingLink, this way a building can make sure to limit occupancy and meet the sign-in and screening requirements. Also, consider spacing out the reservations to allow for building staff to clean between use, as well as the residents themselves*
- *Make sure the gym is fully stocked with cleaning equipment for residents and staff*
- *Post signage throughout the gym reminding residents about distancing, cleaning, mask wearing, etc.*
- *Shut off communal water fountains*
- *If the building has an HVAC contractor, have them visit to see if the system can operate at MERV-13 or greater. If the building does not have a central system or cannot meet the requirement, consider purchasing a stand-alone air filtration system and ventilating the gym space*
- *The building should determine whether the current gym amenity charges adequately cover any additional expense incurred by these measures and take into consideration the downtime related to COVID-19*