

Information for Model Homes and New Home Sales Centers Regarding COVID-19

Governor Northam signed Executive Order 61 and presented a framework for the first phase of the "Forward Virginia" plan that will safely and gradually ease public health restrictions while containing the spread of COVID-19. Under Phase One, all businesses should make modifications to maintain six feet of physical distancing, increase cleaning and sanitization of high contact surfaces, and provide enhanced workplace safety measures. In accordance with this directive builders who provide access to spec or model houses, and property managers of rental units who conduct walk-through showings, are advised to follow best management practices. To the extent possible, model home showings and sales center customer meetings should be conducted using the following guidelines:

- Model Home Tours should be held in empty units and/or by a video walk-through
- Provide clear communication and signage for physical distancing in areas where individuals may congregate, especially at entrances
- Post signage at the entrance that states that no one with a fever or symptoms of COVID-19, or known exposure to a COVID-19 case in the prior 14 days, is permitted in the establishment
- Encourage workers to stay home if they are sick
- Adapt social distancing protocols maintaining six feet between co-workers and customers. Consider innovative approaches, such as only allowing one person on each floor of a model home at a time or meeting customers outside the model home and allowing the customer to tour on their own
- Limit interior access to no more than 10 persons
- Maintain regular housekeeping practices, including routine cleaning and disinfecting of surfaces and equipment with Environmental Protection Agency-approved cleaning chemicals from List N or that have label claims against the coronavirus
- Have extra pens and allow each person who signs in to use one pen that they then keep
- Train workers in proper hygiene practices and the use of workplace controls

The Home Builders Association of Virginia offers this as a summary of relevant guidance provided by OSHA and the VDOH as of May 11, 2020 for your information. Members should consult appropriate advisors concerning compliance with workplace safety regulations and other legal requirements.

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- Prior to opening the model home, open all doors and turn on lights so that people can walk around the house without touching doorknobs and light switches
- Have all individuals who enter the model home immediately wash their hands and provide a place to alcohol-based hand sanitizer containing at least 60% alcohol
- If seating is available, provide a minimum of six feet between tables; if tables are not movable, parties must be spaced at least six feet apart
- Ask people for their names and contact information that you write down or record on your electronic device
- Have paper towels and soap near sinks in the event someone wants to turn a sink on/off
- Have individuals wash hands or use hand sanitizer upon leaving
- When possible, have visitors enter and leave from different doors
- Clean and disinfect thoroughly between scheduled visits in accordance with CDC recommendations
- Provide workers and customers with tissues and trash receptacles
- Regularly empty trash receptacles
- Where possible, employees and customers should utilize face coverings
- Encourage workers to report any safety and health concerns

For more information visit:

www.osha.gov

https://www.vdh.virginia.gov/environmental-health/information-for-real-estate-professionals-regarding-covid-19/

https://www.governor.virginia.gov/media/governorvirginiagov/governor-of-virginia/pdf/Virginia-Forward-Phase-One-Business-Sector-Guidelines.pdf

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