

IEA, INC.

2022 - 2023 IAQ Walkthrough



Contact Us:

BROOKLYN PARK OFFICE

9201 W. BROADWAY, #600
BROOKLYN PARK, MN 55445
763-315-7900

MANKATO OFFICE

610 N. RIVERFRONT DRIVE
MANKATO, MN 56001
507-345-8818

ROCHESTER OFFICE

210 WOOD LAKE DRIVE SE
ROCHESTER, MN 55904
507-281-6664

BRAINERD OFFICE

601 NW 5TH STREET SUITE #4
BRAINERD, MN 56401
218-454-0703

MARSHALL OFFICE

1420 EAST COLLEGE DRIVE
MARSHALL, MN 56258
507-476-3599

VIRGINIA OFFICE

5525 EMERALD AVENUE
MOUNTAIN IRON, MN 55768
218-410-9521

www.ieasafety.com

info@ieasafety.com

800-233-9513

Saint Paul Public Schools 271 Belvidere

Walkthrough Date:
Monday, February 13, 2023

Project Description

IEA conducted an Indoor Air Quality (IAQ) walkthrough at 271 Belvidere by IEA representative, Jon Gorostiaga. This walkthrough was conducted with the intent of gathering basic air quality and visual observations which will assist the District in making informed and proactive decisions to improve and maintain acceptable air quality in the building. This walkthrough is based upon the Environmental Protection Agency's (EPA's) Tools for Schools IAQ guidelines.

Some observations gathered during the walkthrough may identify issues which may require additional testing, evaluation or further investigation.

The findings, conclusions and recommendations presented herein are believed to be accurate and representative of the building on the date and time of the walkthrough.

GENERAL COMMENTS

The analysis and opinions expressed in this report are based upon data obtained from Saint Paul Public Schools at the indicated locations. This report does not reflect variations in conditions that may occur across the site, property, or facility. Actual conditions may vary and may not become evident without further assessment.

The report is prepared for the exclusive use of our client for specific application to the project discussed and has been prepared in accordance with generally accepted indoor air quality practices. Other than as provided in the preceding sentence, no warranties are extended or made.

Building Information

General information regarding the building was collected during the walkthrough. The information gathered during this process is a vital component, as it is helpful in determining how these items may play a role in possible IAQ related issues.

Below is a summary of the information gathered during the walkthrough:

- The building has two (2) floors.
- The building has not had recent construction.
- There are operable windows in the exterior rooms within the building.
- The building was originally constructed in 1953.
- There are additions to the building, in the following year(s): 1999.
- The building does utilize walk-off mats.
- There are below grade floors.
- There are tunnels under portions of the building.

Observations Summary and Air Quality Measurements

Room / Location	Number of Occupants	Odor Present	Observations	Dust Accumulation	CO ₂ (ppm)	CO (ppm)	RH (%)	Temp (°F)
OUTDOORS					445	0.8	62.0	45.0
1402	0	No		No	464	0.6	20.7	70.2
1401	0	No		No	445	0.5	20.4	69.4
1315 CONFERENCE	0	No		No	456	0.5	20.4	69.1
1314 CONFERENCE	1	No		No	470	0.5	20.8	69.3
1311 LIBRARY	1	No		No	474	0.4	20.4	69.4
1306 CUBICLES	5	No		No	497	0.5	20.8	69.3
1306A OFFICE	1	No		No	525	0.5	21.1	68.9
1307 WORKROOM	0	No		No	509	0.4	20.9	68.9
1310	0	No		No	462	0.4	20.1	68.9
1305	1	No	<ul style="list-style-type: none"> • Stained Ceiling Tiles 	No	691	0.5	21.7	69.4
1302 MULTI PURPOSE	0	No		No	477	0.4	20.3	70.3
1301 KITCHEN	1	No		No	485	0.4	22.3	72.1
1206 WORKROOM	0	No		No	481	0.5	19.2	72.0
1205 STAFF LOUNGE	0	No		No	487	0.5	19.5	71.8
1202 GYMNASIUM	14	No		No	714	0.5	21.3	72.0
1103	0	No		No	493	0.5	19.1	71.6
1105	0	No		No	498	0.5	19.4	71.2
1002 OFFICE	0	No	<ul style="list-style-type: none"> • Plants 	No	674	0.4	21.5	71.1

Room / Location	Number of Occupants	Odor Present	Observations	Dust Accumulation	CO ₂ (ppm)	CO (ppm)	RH (%)	Temp (°F)
1001 OFFICE	2	No		No	686	0.4	21.8	70.9
1107	14	No		No	719	0.5	22.5	70.9
1003 CONFERENCE	0	No		No	644	0.4	21.1	71.1
1109	18	No		No	735	0.5	21.5	71.2
1111	0	No	• Plants	No	495	0.4	19.6	71.6
1106 OFFICE	1	No		No	716	0.5	21.0	72.0
1113	0	No		No	514	0.4	19.1	72.7
2103	0	No		No	504	0.4	18.9	72.0
2105	1	No		No	511	0.4	18.9	72.0
2106 MAIN OFFICE	2	No		No	548	0.4	19.7	72.0
2107	0	No		No	514	0.4	19.1	71.8
2109	2	No		No	518	0.4	19.1	71.8
2108 OFFICE	2	No		No	576	0.4	20.2	71.6
2110 OFFICE	0	No		No	538	0.4	19.4	71.6
2111	2	No		No	517	0.4	19.0	72.0
2113	0	No		No	509	0.4	18.8	72.3
2115	1	No		No	503	0.4	18.6	72.9
2112 OFFICE	0	Yes Fragrance		No	984	0.5	22.2	73.0

Summary of Concerns & Recommendations

See below for IEA's list of concern areas and recommendations:

Indoor Air Quality Parameters/Guidelines

IEA recorded area(s) with humidity levels outside the ASHRAE recommended range of 30 - 60%. Relative humidity levels identified in area(s) listed below were found to be outside these guidelines. Low humidity levels tend to dry mucous membranes which may result in increased susceptibility to irritation. Elevated humidity levels can lead to condensation and provide conditions conducive to fungal growth. Low relative humidity is common in buildings during the heating season. An evaluation of the ventilation system controls, performance and operation is recommended.

- IEA identified thirty-six (36) rooms with relative humidity levels below 30%. However, this is common for non-humidified buildings during the heating season and is not considered an issue.

Odors

Odors were detected during the site visit in the building. If the source of the odor cannot be easily identified, IEA can provide further investigation or recommendations.

- 2112 OFFICE *Fragrance*

Stained Ceiling Tiles

Stained ceiling tiles were found in the room(s) shown below. The impacted ceiling tiles should be removed and replaced, and the cause of the moisture repaired.

- 1305

Plants

Plants in an occupied location can be a source of allergens to sensitized individuals due to the pollen and soil mold. It is recommended that plants be removed from locations occupied by sensitized individuals. If plants are to remain in the area, IEA recommends that plants should not be placed near air unit ventilators or air supply diffusers. Additionally, plants should be watered from the bottom. These measures will help control pollen and mold spores from becoming airborne.

- 1002 OFFICE
- 1111