

IEA, INC.

2022 - 2023 IAQ Walkthrough



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Saint Paul Public Schools Crossroads Montessori

Walkthrough Date:
Tuesday, March 7, 2023

Project Description

IEA conducted an Indoor Air Quality (IAQ) walkthrough at Crossroads Montessori by IEA representative, Erik Holloman. 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 1999.
- The building does utilize walk-off mats.
- There are no below grade floors.
- There are no 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					541	1.1	81.0	33.0
1604	0	No		No	643	0.0	29.0	66.4
1600	0	No		No	630	0.0	30.0	66.7
1601	0	No		No	646	0.0	29.9	67.5
1606	1	No		No	644	0.0	33.6	68.5
1618	1	No		No	650	0.0	29.1	68.7
1612	0	No		No	631	0.0	23.9	69.2
1614	0	No		No	627	0.0	24.1	69.7
1608	0	No		No	641	0.0	28.2	70.2
1620	0	No		No	633	0.0	23.6	70.2
1624	1	No	• Plants	No	685	0.0	23.6	69.9
1625	0	No		No	637	0.0	24.4	69.8
1626	0	No		No	627	0.0	22.9	69.1
1628	1	No		No	670	0.0	24.1	69.7
1630	15	No		No	766	0.0	36.3	70.7
1100 MAIN OFFICE	4	No		No	655	0.0	24.5	71.6
1102	0	No	• Plants	No	646	0.0	23.0	71.7
1104	1	No	• Plants	No	681	0.0	23.0	71.6
1106	0	No	• Plants	No	627	0.0	25.2	71.4
1107	0	No		No	643	0.0	22.4	71.4
1108	0	No		No	702	0.0	26.6	71.5
1109	0	No		No	641	0.0	26.8	71.7
1111	1	No		No	652	0.0	22.3	71.6
1112	0	No		No	664	0.0	21.9	71.3
1120 SOUTH	0	No		No	699	0.0	34.8	71.3

Room / Location	Number of Occupants	Odor Present	Observations	Dust Accumulation	CO ₂ (ppm)	CO (ppm)	RH (%)	Temp (°F)
1120 NORTH	1	No		No	701	0.0	22.0	71.6
1126	0	No		No	682	0.0	21.7	71.3
1127	0	No		No	675	0.0	21.7	71.1
1130	0	No		No	631	0.0	21.3	70.9
1122	1	No		No	695	0.0	23.5	71.9
1202	3	No		No	809	0.0	38.1	71.7
1206	0	No		No	796	0.0	21.5	72.7
1210	0	No		No	786	0.0	22.2	72.5
1214	0	No		No	794	0.0	23.4	73.3
1218	0	No		No	776	0.0	21.2	72.2
1216	0	No		No	770	0.0	22.4	70.9
1212	1	No		No	779	0.0	24.2	70.9
1208	0	No	• Plants	No	773	0.0	22.7	70.9
1204	2	No		No	779	0.0	24.0	71.1
1302	0	No		No	807	0.0	23.3	70.2
1304	1	No		No	729	0.0	26.0	70.5
1306	24	No		No	1,024	0.0	34.0	71.5
1308	3	No		No	746	0.0	23.1	71.5
1310	16	No		No	854	0.0	25.2	70.8
1312	6	No		No	754	0.0	23.6	70.4
1314	0	No		No	696	0.0	25.1	70.8
1416	8	No	• Plants	No	850	0.0	24.0	69.7
1417	0	No		No	875	0.0	24.5	69.5
1419	1	No		No	771	0.0	23.6	68.9
1414	0	No		No	845	0.0	23.7	69.6
1412	0	No		No	906	0.0	25.0	70.0
1410	0	No	• Plants	No	858	0.0	24.7	70.2
1408	1	No		No	702	0.0	24.0	70.1
1406	0	No	• Plants	No	668	0.0	21.8	69.8
1404	0	No	• Plants	No	840	0.0	24.8	69.7

Room / Location	Number of Occupants	Odor Present	Observations	Dust Accumulation	CO ₂ (ppm)	CO (ppm)	RH (%)	Temp (°F)
1402	1	No		No	782	0.0	24.4	70.2
1320	1	No		No	797	0.0	22.7	70.1
1018	1	No		No	906	0.0	23.9	69.7
1020	0	No		No	696	0.0	22.3	68.9
1501	0	No		No	690	0.0	21.4	68.8
1503	24	No		No	968	0.0	25.5	69.5
CAFETERIA	35	No		No	839	0.0	26.2	70.3
KITCHEN OFFICE	0	No		No	783	0.0	28.1	70.7
1526	0	No		No	705	0.0	26.6	69.7
1533	0	No		No	668	0.0	23.3	69.9
GYMNASIUM	22	No		Yes Horizontal Surfaces	791	0.0	27.4	70.4
1008	0	No		No	831	0.0	33.8	71.3
2001	1	No		No	536	0.0	22.3	72.2
2003	0	No		No	532	0.0	20.5	72.9
2016	0	No		No	651	0.0	22.8	72.5
2020	0	No		No	685	0.0	31.3	71.9
2320	0	No	• Plants	No	655	0.0	20.9	70.9
2302	0	No		No	753	0.0	22.4	71.1
2304	0	No	• Stained Ceiling Tiles	No	732	0.0	22.2	71.8
2306	2	No		No	693	0.0	21.9	71.1
2308	1	No		No	679	0.0	21.6	71.2
2310	0	No		No	677	0.0	21.2	70.5
2312	1	No		No	750	0.0	24.0	71.2
2314	2	No		No	789	0.0	25.5	71.7
2416	1	No		No	728	0.0	23.2	71.8
2414	1	No		No	702	0.0	22.4	70.9
2412	0	No		No	720	0.0	21.2	71.3
2410	1	No		No	909	0.0	23.7	71.4
2408	15	No		No	967	0.0	34.3	72.1

Room / Location	Number of Occupants	Odor Present	Observations	Dust Accumulation	CO ₂ (ppm)	CO (ppm)	RH (%)	Temp (°F)
2406	5	No		No	796	0.0	30.0	72.6
2404	0	No		No	836	0.0	22.7	72.3
2402	2	No		No	696	0.0	22.0	72.6
2322	0	No		No	688	0.0	23.7	71.8
2424	1	No		No	802	0.0	20.8	71.6
2428	3	No		No	819	0.0	28.2	71.7
2018	0	Yes Musty		No	646	0.0	24.8	71.2

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 eighty (80) 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.

IEA recorded area(s) with temperatures outside the recommended range. During the heating season, ASHRAE recommends that temperatures be between 68°F and 75°F. Evaluation of temperature controls and/or ventilation system performance and operation is recommended.

- 1600 • 1604
- 1601

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.

- 2018 *Musty*

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.

- 2304

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.

- 1102 • 1406
- 1104 • 1410
- 1106 • 1416
- 1208 • 1624
- 1404 • 2320

Dust Accumulation

IEA observed dust accumulation in the following room(s) and recommend that the specified area is wiped clean using a damp rag.

- GYMNASIUM *Horizontal Surfaces*