

IEA, INC.

2022 - 2023 IAQ Walkthrough



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Saint Paul Public Schools Eastern Heights Elementary School

Walkthrough Date:
Friday, January 20, 2023

Project Description

IEA conducted an Indoor Air Quality (IAQ) walkthrough at Eastern Heights Elementary School 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 three (3) floors.
- The building has not had recent construction.
- There are operable and inoperable windows in the exterior rooms within the building.
- The building was originally constructed in 1929.
- There are additions to the building, in the following year(s): 1952 and 1969.
- 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					422	0.3	62.0	30.0
1313 MAINTENANCE OFFICE	2	No		No	685	0.6	22.8	73.6
1011 LOUNGE	0	No		No	523	0.7	18.4	75.0
1010 WORKROOM	0	No		No	535	0.6	19.2	74.5
1008 OFFICE	1	Yes Fragrance		No	603	0.6	20.4	73.0
1007 OFFICE	0	No	• Stained Ceiling Tiles	No	526	0.4	20.1	72.1
1006 OFFICE	1	No		No	659	0.4	21.3	72.0
1004 NURSE OFFICE	1	No		No	624	0.4	20.3	72.0
1005 NURSE COT	0	No		No	538	0.5	19.9	71.8
1001 MAIN OFFICE	2	No		No	544	0.4	20.4	71.4
1003 PARENT RESOURCE CONFERENCE	0	No		No	564	0.4	20.9	71.1
1101 CAFETERIA	24	No		No	581	0.3	21.1	71.2
1108 KITCHEN	1	No		No	644	0.3	20.9	72.5
1109 OFFICE	1	No		No	648	0.3	21.0	72.7
1201 GYMNASIUM	17	No		No	477	0.4	18.8	70.5
1404 OFFICE	0	No		No	465	0.3	19.3	70.2
1403 MEDIA CENTER	3	No	• Stained Ceiling Tiles	No	445	0.3	19.2	69.6
1202	8	No		No	556	0.2	20.7	70.0

Room / Location	Number of Occupants	Odor Present	Observations	Dust Accumulation	CO ₂ (ppm)	CO (ppm)	RH (%)	Temp (°F)
1209	0	No		No	442	0.3	19.0	70.2
1301	19	No	• Plants	No	651	0.4	21.1	70.5
1303	15	No		No	724	0.3	24.4	70.2
1305	21	No		No	919	0.4	23.6	70.0
1307	21	No		No	714	0.3	21.3	69.8
1302	20	No		No	807	0.3	23.1	69.6
1309	18	No		No	938	0.3	23.9	69.8
1304 COMPUTER LAB	0	No	• Plants	No	476	0.2	19.7	71.1
2201	2	No		No	543	0.4	19.8	71.1
2202	24	No		No	993	0.4	22.7	70.9
2204	17	No		No	874	0.4	22.7	70.0
2206	18	No		No	982	0.4	23.8	69.6
2207	5	No	• Plants	No	599	0.3	20.7	69.3
2301	20	No	• Plants	No	848	0.3	23.0	69.1
2303	22	No		No	872	0.3	23.8	69.1
2305 OFFICE	0	No		No	499	0.3	20.1	69.4
2309	2	No		No	603	0.3	22.4	69.8
2311	21	No		No	926	0.3	28.1	70.5
2302	23	No		No	821	0.4	22.8	70.9
2307	10	No		No	706	0.5	22.2	70.3
2304	7	No	• Plants	No	823	0.4	28.1	71.1
2313	9	No	• Plants	No	977	0.5	24.1	70.5
2101	7	No		No	634	0.0	22.4	70.3
2102	7	No		No	600	0.4	22.0	70.3
2306 OFFICE	0	No	• Plants	No	455	0.5	18.8	70.9
3103 OFFICE	1	No		No	561	0.4	21.4	70.2

Room / Location	Number of Occupants	Odor Present	Observations	Dust Accumulation	CO ₂ (ppm)	CO (ppm)	RH (%)	Temp (°F)
3101 GYM	0	No		No	590	0.3	22.8	69.4
3107 OFFICE	1	No		No	617	0.3	22.8	69.1
3105 OFFICE	0	No		No	730	0.3	23.8	68.7
3104 OFFICE	0	No		No	542	0.4	23.7	68.9
4301 OFFICE	0	No		No	713	0.3	22.9	69.3

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 forty-eight (48) 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.

- 1008 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.

- 1007 OFFICE
- 1403 MEDIA CENTER

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.

- 1301
- 1304 COMPUTER LAB
- 2207
- 2301
- 2304
- 2306 OFFICE
- 2313