

IEA, INC.

2022 - 2023 IAQ Walkthrough



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Saint Paul Public Schools L'Etoile du Nord - French Immersion

Walkthrough Date:
Friday, January 20, 2023

Project Description

IEA conducted an Indoor Air Quality (IAQ) walkthrough at L'Etoile du Nord - French Immersion 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 1916.
- There are additions to the building, in the following year(s): 1924 and 1954.
- 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					767	0.5	51.8	31.5
1107A CUSTODIAL OFFICE	1	No		No	569	0.5	21.1	71.4
1106 MEDIA CENTER	0	No		No	559	0.4	22.4	68.2
1105 STAFF LOUNGE	8	No		No	795	0.4	25.8	72.0
1103 WORKROOM	0	No		No	557	0.4	20.8	70.9
1101	1	No		No	648	0.5	22.6	70.5
1101A OFFICE	0	No		No	641	0.6	22.9	70.2
1201A KITCHEN	1	No		No	891	0.5	26.5	70.2
1201 CAFETERIA	80	No		No	745	0.5	25.4	70.3
1221 GYMNASIUM	0	No		No	604	0.5	24.8	68.5
1226 STAGE OFFICE	0	No		No	562	0.5	24.4	68.2
1109 OFFICE	0	No		No	535	0.4	22.2	68.5
1111 NURSE	1	No		No	595	0.5	22.9	69.3
1118 MAIN OFFICE	4	No		No	773	0.4	26.2	70.2
1122 CONFERENCE	0	No		No	599	0.5	25.0	69.8
1123 OFFICE	0	No		No	628	0.5	25.9	70.0
1124 OFFICE	0	No	<ul style="list-style-type: none"> • Stained Ceiling Tiles 	No	610	0.5	25.6	69.3
1125 WORKROOM	0	No		No	622	0.6	26.0	68.7
2107	17	No		No	646	0.5	21.4	73.0
2101	14	No		No	661	0.4	20.6	72.1

Room / Location	Number of Occupants	Odor Present	Observations	Dust Accumulation	CO ₂ (ppm)	CO (ppm)	RH (%)	Temp (°F)
2215	12	No		No	611	0.4	20.8	71.4
2216	22	No		No	615	0.4	22.3	70.3
2106	20	No		No	638	0.4	20.4	72.9
2102	17	No		No	581	0.4	20.5	72.9
2214	20	No		No	609	0.5	21.5	71.4
2218	22	No		No	756	0.4	23.6	69.8
2202 WORKROOM	1	Yes Food	• Stained Ceiling Tiles	No	741	0.6	22.1	72.9
2212 OFFICE	1	No		No	680	0.6	21.5	72.3
2217	21	No		No	832	0.5	23.1	71.2
3218	16	No		No	983	0.4	25.1	70.2
3217	21	No	• Plants	No	936	0.4	26.0	70.5
3216	14	No		No	739	0.4	22.9	70.5
3215	1	No		No	700	0.4	23.4	70.5
3214 OFFICE	1	No	• Plants	No	700	0.6	23.7	70.0
3214A OFFICE	1	No		No	679	0.5	23.0	70.0
3214B OFFICE	0	No		No	606	0.5	22.5	70.0
3212	3	Yes Food		No	723	0.4	23.6	70.2
3202	1	No		No	658	0.5	22.7	70.2
3202A OFFICE	0	No		No	669	0.5	23.0	70.5
3201 OFFICE	0	No		No	714	0.5	23.9	70.2
3102	17	No	• Plants	No	765	0.4	24.2	70.5
3101	18	No		No	600	0.3	22.2	73.8
3106	25	No	• Plants	No	849	0.7	22.9	73.4
3107	24	No		No	737	0.5	22.5	72.9

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-three (43) 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.

- 2202 *Food*
WORKROOM
- 3212 *Food*

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.

- 1124 OFFICE
- 2202 WORKROOM

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.

- 3102
- 3106
- 3214 OFFICE
- 3217