

IEA, INC.

2022 - 2023 IAQ Walkthrough



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Saint Paul Public Schools Riverview West Side School of Excellence

Walkthrough Date:
Thursday, December 8, 2022

Project Description

IEA conducted an Indoor Air Quality (IAQ) walkthrough at Riverview West Side School of Excellence 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 windows in the exterior rooms within the building.
- The building was originally constructed in 1923.
- There are additions to the building, in the following year(s): 2014.
- The building does not 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					280	1.1	21.0	27.0
1000 MAIN OFFICE	3	No		No	468	0.2	20.9	62.8
1001 NURSE	1	No		No	430	0.2	19.1	65.8
1002 OFFICE	0	Yes Stuffy		No	394	0.2	17.1	67.5
1003 CONFERENCE ROOM	0	No	<ul style="list-style-type: none"> Stained Ceiling Tiles 	No	392	0.3	16.6	68.4
1004 OFFICE	1	No	<ul style="list-style-type: none"> Plants 	No	430	0.3	16.4	70.2
1005 WORKROOM	0	No		No	407	0.4	15.9	70.7
1110 CAFETERIA	1	No		No	421	0.5	15.7	69.8
1108 KITCHEN	0	No		No	440	0.6	16.1	70.3
1101 FOOD STORAGE	2	No		No	490	0.5	17.3	68.9
1205 NUTRITIONAL SERVICE	0	No		No	420	0.4	16.5	68.4
1201	4	No		No	430	0.3	16.2	69.6
1202	21	No		No	735	0.4	19.3	70.0
1204	16	No		No	530	0.4	17.2	69.8
1206	16	No		No	687	0.5	19.2	69.4
1207	17	No		No	623	0.4	17.7	68.7
1301	0	No		No	409	0.4	16.5	68.2
1302	0	No		No	428	0.3	17.4	68.7
1304	25	No		No	690	0.4	19.3	68.9

Room / Location	Number of Occupants	Odor Present	Observations	Dust Accumulation	CO ₂ (ppm)	CO (ppm)	RH (%)	Temp (°F)
1306	0	No		No	415	0.3	16.4	68.7
1308	27	No		No	611	0.3	18.7	69.1
1307	0	No		No	415	0.4	18.0	68.7
1305 CUSTODIAL OFFICE	0	No		No	435	0.3	16.9	68.9
1303	0	No		No	450	0.3	17.0	68.9
1320	1	No		No	454	0.3	17.3	68.5
2301	6	No		No	483	0.3	17.3	69.1
2302	0	No		No	507	0.3	17.7	69.1
2304	1	No		No	471	0.3	17.3	67.8
2306	2	No		No	530	0.3	17.9	68.4
2308	0	No	• Plants	No	428	0.3	16.9	68.2
2307	0	No		No	427	0.3	17.2	67.8
2305	0	No		No	431	0.2	17.3	67.6
2120	0	No		No	436	0.3	17.5	67.5
2119	0	No		No	445	0.3	17.1	68.7
2111 MEDIA CENTER	1	No		No	472	0.3	17.3	69.4
2106 WORKROOM	0	No		No	439	0.3	16.9	68.7
2105	0	No		No	442	0.3	17.5	68.0
2201	0	No		No	428	0.3	17.3	68.0
2202	16	Yes Fragrance		No	545	0.3	18.4	68.0
2204	25	Yes Fragrance		No	833	0.3	21.1	69.1
2206	1	No		No	449	0.3	17.1	69.4
2208	0	No		No	431	0.3	17.6	69.3

Room / Location	Number of Occupants	Odor Present	Observations	Dust Accumulation	CO ₂ (ppm)	CO (ppm)	RH (%)	Temp (°F)
2207	1	Yes Fragrance		No	450	0.3	17.6	69.3
2205	0	No		No	436	0.3	17.0	68.9
3120	0	No		No	438	0.3	17.2	68.7
3305	1	No		No	460	0.3	17.6	68.5
3307	2	No		No	451	0.3	17.6	68.5
3308	1	No		No	440	0.3	17.3	68.5
3306	18	No		No	564	0.3	19.2	68.4
3304	14	No		No	584	0.3	19.5	68.5
3302	0	No		No	432	0.3	17.3	68.5
3301	0	No	• Plants	No	460	0.3	17.9	68.7
3119	0	No		No	567	0.2	18.9	69.4
3111	18	No		No	505	0.2	18.1	69.1
3114 GYMNASIUM	16	No		No	658	0.4	20.6	69.1
3114A OFFICE	0	Yes Musty		No	607	0.4	20.3	68.4
3109	20	No	• Plants	No	574	0.3	20.3	68.2
3105	0	No		No	529	0.3	18.5	69.3
3201	0	No		No	433	0.3	17.5	68.4
3202	1	No		No	438	0.3	18.0	67.5
3204	0	No		No	441	0.2	18.5	67.5
3206	0	No	• Plants	No	429	0.2	18.4	68.0
3208	0	No		No	429	0.3	18.0	67.1
3207	0	No		No	426	0.3	18.2	67.5
3205	0	No		No	430	0.2	17.9	67.8

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 sixty-four (64) 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.

- 1000 MAIN OFFICE
- 1001 NURSE
- 1002 OFFICE
- 2120
- 2304
- 2305
- 2307
- 3202
- 3204
- 3205
- 3207
- 3208

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.

- 1002 OFFICE *Stuffy*
- 2202 *Fragrance*
- 2204 *Fragrance*
- 2207 *Fragrance*
- 3114A OFFICE *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.

- 1003 CONFERENCE ROOM

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.

- 1004 OFFICE
- 2308
- 3109
- 3206
- 3301