



April 22, 2021

Joe Crelier, Director–Risk Management
Portland Public Schools
501 N Dixon Street
Portland, Oregon

Via email: jcrelier@pps.net

Regarding: COVID Response Indoor Air Quality Testing Report
Beach K–5 School
1710 N Humboldt Street
Portland, Oregon
PBS Project 25000.138

Dear Mr. Crelier:

On April 14, 2021, PBS Engineering and Environmental Inc. (PBS) performed indoor air quality testing in Beach K–5 School located at the address above. These services were provided to Portland Public Schools (District) to measure air quality parameters before schools and district-owned buildings are opened again for reoccupancy.

As part of these indoor air quality testing services, PBS measured carbon monoxide (CO), carbon dioxide (CO₂), temperature in degrees Fahrenheit (°F), relative humidity (%RH), and airborne particulate (PM_{2.5} and PM₁₀). Additionally, PBS reviewed and inventoried accessible components of the test rooms' heating, ventilation, and air conditioning (HVAC) systems

Based on PBS' findings, there is no indication that a significant or measurable indoor air quality concern exists in the building. The results of the testing and assessment indicates that indoor air quality in the building is good and that the building is acceptable for occupancy.

While PBS observed no measurable indoor air quality concerns in any of the rooms that were tested, PBS did not test every occupiable room in each building. This investigation has been performed in concert with a concerted effort on the part of the District to perform regular inspections and repair of all HVAC mechanical systems throughout the District. Additionally, it is the District's policy that rooms without adequate ventilation will not be utilized moving forward.

VENTILATION PARAMETERS AND AIRBORNE PARTICULATE MONITORING

PBS took spot measurements of ventilation parameters in approximately 20% of the classrooms, offices, and common areas in the building (or each building). The readings were compared to recommendations in the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Standard 62.1-2016, Ventilation for Acceptable Indoor Air Quality.

PBS used a TSI VelociCalc 9565 ventilation meter to measure temperature, %RH, CO, and CO₂. A TSI Aerotrak 9306-V2 optical particle counter was used to measure airborne particulate. The table below summarizes the results of the testing. Readings above or below the ASHRAE recommendations are shown in bold.

IAQ Testing Results

Room	CO	CO ₂	Temp. (°F)	%RH	PM2.5	PM10	HVAC
Outdoor Air (Pre)	0.0	466	66.8	16.1	0.031	0.015	N/A
Cafeteria	0.0	482	71.9	19.9	0.019	0.007	Supply and Return, Operable Windows
Staff Kitchen (B18)	0.0	472	73.0	21.7	0.023	0.009	Supply and Return, Operable Windows, Radiant Heat, Air Purifier
Classroom B15	0.0	460	70.6	31.2	0.011	0.004	Supply and Return, Operable Windows, Air Purifier
Kitchen	0.0	477	71.3	21.8	0.023	0.010	Supply and Return, Operable Windows, Radiant Heat
Classroom B22	0.0	460	72.8	23.8	0.028	0.017	Supply and Return, Operable Windows
Library	0.4	481	74.2	20.5	0.023	0.011	Operable Windows, Unit Ventilator
Office Work Room	0.0	491	72.6	21.4	0.011	0.006	Supply and Return, Air Purifier
Nurse Room	0.0	463	73.2	18.6	0.023	0.011	Return Air, Operable Windows, Radiant Heat, Air Purifier
Auditorium	0.0	445	72.1	16.3	0.032	0.011	Supply and Return, Operable Windows, Air Purifier
Gymnasium	0.0	451	71.6	16.9	0.021	0.008	Supply and Return, Operable Windows
Classroom 114	0.0	454	70.9	19.2	0.014	0.010	Return Air, Operable Windows, Unit Ventilator
Classroom 118	0.0	450	70.0	17.5	0.009	0.004	Return Air, Operable Windows, Unit Ventilator, Air Purifier
Classroom 210	0.0	461	71.5	20.1	0.012	0.003	Return Air, Operable Windows, Unit Ventilator, Air Purifier
Classroom 206	0.0	450	70.0	17.5	0.009	0.004	Return Air, Operable Windows, Unit Ventilator, Air Purifier

Room	CO	CO ₂	Temp. (°F)	%RH	PM2.5	PM10	HVAC
Classroom 202	0.0	471	70.8	22.4	0.015	0.008	Return Air, Operable Windows, Unit Ventilator, Air Purifier
Main Office	0.0	485	73.2	19.3	0.013	0.007	Supply and Return, Operable Windows, Air Purifier
Outdoor Air (Post/Pre)	0.0	454	66.5	15.0	0.028	0.013	N/A
Portable 1	0.0	525	69.4	28.3	0.008	0.004	Supply and Return, Operable Windows
Portable 2	0.0	512	73.6	23.9	0.005	0.002	Supply and Return, Operable Windows, Air Purifier
Portable 3	0.0	464	72.5	22.8	0.029	0.018	Supply and Return
Outdoor (Post/Pre)	0.0	471	66.2	19.3	0.036	0.009	N/A
Classroom A14	0.0	456	71.1	19.1	0.013	0.005	Supply and Return, Operable Windows, Radiant Heat, Air Purifier
Classroom A13	0.0	461	73.7	18.4	0.012	0.005	Supply and Return, Operable Windows, Radiant Heat, Air Purifier
Classroom A12	0.0	456	71.1	19.1	0.013	0.005	Supply and Return, Operable Windows, Radiant Heat, Air Purifier
Classroom A11	0.0	458	73.4	18.2	0.007	0.000	Supply and Return, Operable Windows, Radiant Heat
Classroom A10	0.0	450	73.6	17.7	0.010	0.00	Supply and Return, Operable Windows, Radiant Heat, Air Purifier
Classroom A9	0.0	451	73.9	17.2	0.018	0.008	Supply and Return, Operable Windows, Air Purifier
Classroom A8	0.0	457	71.7	16.8	0.005	0.002	Operable Windows, Unit Ventilator, Air Purifier

Room	CO	CO ₂	Temp. (°F)	%RH	PM2.5	PM10	HVAC
Classroom A6	0.0	468	70.7	20.1	0.000	0.000	Operable Windows, Unit Ventilator, Air Purifier
Classroom A3	0.0	461	71.4	19.6	0.008	0.000	Supply and Return, Operable Windows, Air Purifier
Classroom A2	0.0	446	71.0	19.0	0.002	0.000	Operable Windows, Unit Ventilator
Outdoor Air (Post)	0.0	478	66.6	18.3	0.041	0.012	N/A

CO and CO₂ are presented in parts per million (ppm)

°F: degrees Fahrenheit

%RH: relative humidity

PM: particulate matter

HVAC: visible heating, ventilation, and air conditioning components

CARBON MONOXIDE

CO is produced from the incomplete combustion of carbon-containing fuels, including gasoline, heating oil, and natural gas. CO encountered in a classroom or office environment would likely be the result of proximity to motor vehicles or a malfunctioning heating system exhaust. While ASHRAE recommends that CO levels indoors should not exceed 9 parts per million (ppm), any sustained measurable amount of CO should be investigated.

CARBON DIOXIDE

CO₂ is a normal constituent of exhaled breath and indoor concentrations depend on the number of occupants, duration of occupancy, and air exchanges in a given space. ASHRAE recommends maintaining indoor CO₂ concentrations at less than approximately 1,200 ppm. Given that the building had only limited occupancy during the testing, the reported concentrations are not reflective of conditions during full occupancy.

TEMPERATURE

ASHRAE recommends maintaining indoor temperatures between 68 and 76°F.

RELATIVE HUMIDITY

ASHRAE recommends maintaining relative humidity indoors below 60%. Relative humidity indoors is difficult to regulate and is largely reflective of outdoor conditions.

AIRBORNE PARTICULATE

PM2.5

Airborne particulate matter was measured to assess the effectiveness of the buildings ventilation filtration system. ASHRAE recommends that ambient airborne particulate matter concentrations, measured as PM2.5, should meet National Ambient Air Quality Standards (NAAQS) which for PM2.5 is 0.035 milligrams per cubic meter of air (mg/m³) as measured and averaged over a period of 24 hours.

PM10

Airborne particulate matter was measured to assess the effectiveness of the buildings ventilation filtration system. ASHRAE recommends that airborne particulate matter concentrations, measured as PM10, should meet NAAQS which for PM10 is 0.150 mg/m³ as measured and averaged over a period of 24 hours.

HVAC

The classrooms are served by unit ventilators. The gymnasium and other large spaces are served by fan units. The annex is served by a combination of fan units and unit ventilators. The portable is served by exterior wall-mount air units.

RECOMMENDATIONS

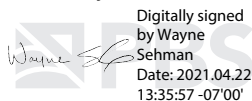
PBS did not observe any rooms that had neither operable windows nor an obvious mechanical or gravity ventilation system. PBS has no recommendations concerning ambient air quality at this time.

LIMITATIONS OF SCOPE

This study was limited to the tests and locations as indicated above. The site as a whole may have other environmental concerns that will not be characterized by this study. The findings and conclusions of this work are not scientific certainties but probabilities based on professional judgment concerning the significance of the data gathered during the course of this investigation. PBS is not able to represent conditions on the site or adjoining sites beyond those detected or observed by PBS.

PBS respectfully submits these results of our indoor air quality investigation. Please feel free to contact me at 503.313.9061 or wayne.sehman@pbsusa.com with any questions or comments.

Sincerely,

 Digitally signed
by Wayne
Sehman
Date: 2021.04.22
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Wayne Sehman
Project Manager

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