



August 4, 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
Beaumont Middle School
4043 NE Fremont Street
Portland, Oregon
PBS Project 25000.138

Dear Mr. Crelier:

On June 1, 2021, PBS Engineering and Environmental Inc. (PBS) performed indoor air quality testing in Beaumont Middle 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 (PM2.5 and PM10). Additionally, PBS reviewed and inventoried accessible components of the test rooms' heating, ventilation, and air conditioning (HVAC) systems.

Based on PBS' findings, 10 rooms tested above the recommended range for indoor temperatures. PBS observed rooms with open windows throughout the school which likely led to the increased temperature readings. Additionally, two rooms in the investigation tested above the recommended ambient airborne particulate concentrations; follow-up testing in office 206A may be prudent. 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
Outdoors (Pre)	1.0	545	78.7	47.5	0.076	0.030	N/A
Main Office	0.0	572	80.7	40.7	0.087	0.046	Operable Windows, Air Purifier
Classroom 102	0.0	509	76.7	46.3	0.003	0.001	Operable Windows, Unit Ventilator, Air Purifier, Radiant Heat
Science Classroom 134	0.0	515	75.3	52.9	0.004	0.002	Operable Windows, Unit Ventilator, Air Purifier, Radiant Heat
Classroom 140	0.0	305	75.3	49.7	0.016	0.004	Operable Windows, Unit Ventilator, Air Purifier, Radiant Heat
Classroom 11A	0.0	549	73.5	47.4	0.006	0.002	Supply and Return, Air Purifier
Office 16A	0.0	552	72.8	48.5	0.013	0.008	Supply and Return
Classroom 225	0.0	503	75.4	51.8	0.012	0.006	Operable Windows, Unit Ventilator, Air Purifier, Radiant Heat
Classroom 204	0.0	515	77.8	48.7	0.009	0.004	Operable Windows, Unit Ventilator, Air Purifier, Radiant Heat
Office 209	0.0	523	77.9	41.8	0.008	0.005	Supply, Operable Windows, Air Purifier, Radiant Heat
Office 206A	0.0	563	77.9	44.8	0.114	0.076	Supply
Media Center	0.0	560	78.9	43.8	0.004	0.002	Supply and Return, Air Purifier
Room 132	0.0	510	77.8	45.1	0.009	0.006	Operable Windows, Air Purifier, Radiant Heat
Counselor Office (108)	0.0	512	75.7	48.0	0.009	0.005	Operable Windows, Air Purifier, Radiant Heat
Gymnasium	0.0	518	75.3	47.9	0.013	0.008	Operable Windows, Air Purifier, Radiant Heat

Room	CO	CO ₂	Temp. (°F)	%RH	PM2.5	PM10	HVAC
Outdoors (Post/Pre)	0.0	478	83.2	47.5	0.059	0.026	N/A
Portable Band	0.0	513	85.7	36.9	0.006	0.002	Supply and Return, Operable Windows, Air Purifier, Radiant Heat
Portable Room 8	0.0	503	82.0	39.7	0.005	0.002	Supply and Return, Operable Windows
Outdoors (Post/Pre)	0.0	497	84.0	37.5	0.043	0.015	N/A
Cafeteria	0.9	512	75.8	57.0	0.007	0.002	Supply and Return
Sun Office (30)	0.1	505	79.8	41.4	0.001	0.000	Supply and Return, Operable Windows, Air Purifier
Gymnasium 264	0.0	498	75.9	44.8	0.004	0.003	Supply and Return, Air Purifier
Art 23A	0.0	501	75.0	47.1	0.008	0.005	Supply and Return, Operable Windows, Air Purifier
Classroom 20A	0.0	500	75.8	50.4	0.005	0.000	Supply and Return, Operable Windows, Air Purifier
Kitchen	0.0	504	75.8	48.9	0.018	0.001	Supply and Return, Air Purifier, Hood
Outdoors (Post)	0.0	482	80.7	47.2	0.067	0.034	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 which is 0.035 milligrams per cubic meter of air (mg/m^3) 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 which is $0.150 \text{ mg}/\text{m}^3$ as measured and averaged over a period of 24 hours.

HVAC

Classrooms in the main building are served by unit ventilators. The gymnasium and cafeteria are served by air handling units. The music building is served by makeup air under the floor.

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: 2021.08.04
12:10:31 -07'00'

Wayne Sehman
Project Manager

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