



April 29, 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
Dr. Martin Luther King Jr. Elementary School
4906 NE 6th Avenue
Portland, Oregon
PBS Project 25000.138

Dear Mr. Crelier:

On April 26, 2021, PBS Engineering and Environmental Inc. (PBS) performed indoor air quality testing in Dr. Martin Luther King Jr. Elementary 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, 16 rooms tested below the recommended range for indoor temperatures. PBS observed rooms with open windows throughout the school which likely led to the decreased temperature readings. Additionally, five rooms in the investigation tested above the recommended ambient airborne particulate concentrations; however, when compared to the ambient outdoor concentrations these results do not present an actionable condition. 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)	1.4	449	62.5	39.3	0.026	0.015	N/A
Main Office	0.0	571	68.1	41.7	0.030	0.019	Supply & Return
Media Center	0.0	491	66.2	40.4	0.017	0.011	Supply & Return, Air Purifier
Classroom 140D	0.0	525	66.5	40.9	0.007	0.004	Operable Windows, Air Purifier, Unit Ventilator
Workroom 105	0.0	513	67.7	38.6	0.020	0.013	Supply & Return, Air Purifier
Classroom 151	0.3	507	66.6	40.5	0.027	0.017	Supply & Return, Operable Windows, Air Purifier, Unit Ventilator
Cafeteria	0.3	509	67.6	38.5	0.018	0.009	Supply & Return, Operable Windows
Kitchen	0.0	521	67.3	41.1	0.015	0.007	Operable Windows, Hood
Gymnasium	0.0	525	68.1	38.6	0.031	0.019	Supply & Return, Air Purifier
Classroom 141	0.0	452	64.5	39.2	0.007	0.004	Supply & Return, Operable Windows, Air Purifier
Classroom 134	0.0	584	65.8	40.4	0.031	0.013	Supply & Return, Operable Windows, Air Purifier, Radiator Unit
Classroom 123	0.2	444	65.6	39.4	0.006	0.003	Supply & Return, Operable Windows, Air Purifier, Unit Ventilator
Classroom 124	0.0	516	66.7	40.4	0.002	0.000	Supply & Return, Operable Windows, Air Purifier

Room	CO	CO ₂	Temp. (°F)	%RH	PM2.5	PM10	HVAC
Classroom 202	0.0	653	68.4	40.5	0.054	0.027	Supply & Return, Operable Windows, Air Purifier, Unit Ventilator
Classroom 204	0.2	462	66.6	38.3	0.014	0.008	Supply & Return, Operable Windows, Air Purifier, Unit Ventilator
Classroom 210	0.2	520	66.0	39.9	0.030	0.015	Supply & Return, Operable Windows, Air Purifier, Radiator Unit
Classroom 224	0.1	504	68.1	38.6	0.017	0.011	Supply & Return, Operable Windows, Air Purifier, Unit Ventilator
Classroom 234	0.1	463	67.7	38.0	0.009	0.004	Supply & Return, Operable Windows, Air Purifier, Unit Ventilator
Classroom 230	0.0	450	65.9	40.0	0.009	0.005	Supply & Return, Operable Windows, Air Purifier, Unit Ventilator
Outdoor (Post/Pre)	0.3	493	63.2	41.2	0.022	0.011	N/A
Annex	-	-	-	-	-	-	-
Classroom 123	0.0	608	66.3	44.7	0.055	0.031	Supply & Return, Air Purifier
Classroom 114	0.0	657	67.1	44.8	0.074	0.036	Supply & Return, Operable Windows, Air Purifier
Commons B9	0.1	581	69.7	39.0	0.053	0.025	Supply & Return
Commons B4	0.1	601	70.0	39.1	0.060	0.028	Supply & Return
Outdoor (Post)	1.2	457	65.6	42.5	0.069	0.042	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 main building is served by unit ventilators on the east side and the west side is served by multi-zone air-handling units. The gymnasium, cafeteria, and auditorium are served by their own fan units. The main office and adjacent offices are served by unit ventilators. The kitchen is served by a tempered air unit and exhaust fan. The east side addition is served by the upstairs fan room. The neighborhood facility is served by electric air conditioning 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 503.417.7719 or brian.wehner@pbsusa.com with any questions or comments.

Sincerely,



Digitally signed by
Brian Wehner
Date: 2021.04.29
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Brian Wehner
Industrial Hygienist

BW:mo