



April 2, 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
Maplewood Elementary School
7452 SW 52nd Avenue
Portland, Oregon
PBS Project 25000.138

Dear Mr. Crelier:

On March 25, 2021, PBS Engineering and Environmental Inc. (PBS) performed indoor air quality testing in Maplewood 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, the portable rooms tested below the recommended range for indoor temperatures. At the time of the investigation, school was not in session and the portable buildings were not occupied and it is believed that the HVAC systems were not in operation. The library in the main building tested above the recommended range for indoor temperatures and should be monitored. The results of the testing and assessment indicates that indoor air quality in the buildings is good and that the buildings are 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	0.0	491	55.0	59.7	0.012	0.000	N/A
Classroom 112	2.4	461	68.7	46.7	0.005	0.002	Supply and Return Air, Operable Windows
Classroom 109	1.3	457	71.6	38.4	0.007	0.005	Supply and Return Air, Operable Windows
Classroom 108	1.2	468	72.9	36.1	0.007	0.004	Supply and Return Air, Operable Windows
Classroom 110	1.2	464	74.3	35.4	0.006	0.003	Supply and Return Air, Operable Windows
Classroom 107	1.2	483	74.4	34.6	0.033	0.034	Supply and Return Air, Operable Windows
Classroom 105	0.0	530	79.0	34.2	0.002	0.000	Supply and Return Air, Operable Windows, Radiant Heat
Library	1.4	466	81.0	28.7	0.006	0.002	Supply and Return Air, Operable Windows, Radiant Heat
Library Study	2.3	462	78.9	29.1	0.005	0.002	Supply and Return Air
Cafeteria	1.5	473	73.3	32.1	0.018	0.006	Supply and Return Air, Operable Windows
Computer Lab	0.0	468	72.5	35.3	0.025	0.011	Supply and Return Air, Operable Windows
Gym	0.1	474	72.0	34.7	0.003	0.007	Supply and Return Air, Operable Windows
Outdoors	1.3	446	53.2	36.8	0.017	0.003	N/A
Portable A-1	0.0	448	59.8	49.5	0.003	0.001	Supply and Return Air, Operable Windows, Unit Ventilator
Portable A-2	0.0	467	59.9	43.8	0.004	0.002	Supply and Return Air, Operable Windows, Unit Ventilator
Portable Center Room	0.0	471	63.3	44.9	0.013	0.009	Operable Windows, Exterior Fan
Outdoors	0.9	451	56.1	40.8	0.012	0.006	N/A

Room	CO	CO ₂	Temp. (°F)	%RH	PM2.5	PM10	HVAC
Portable B-1	0.0	497	58.9	45.7	0.000	0.000	Supply and Return Air, Operable Windows
Portable B-2	0.0	457	61.7	46.4	0.001	0.001	Supply and Return Air, Operable Windows
Outdoors	0.0	443	54.3	40.8	0.010	0.004	N/A
Portable C-1	0.0	446	61.0	43.7	0.001	0.000	Supply and Return Air, Operable Windows
Portable C-2	0.0	452	62.5	40.0	0.003	0.005	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/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 which is 0.150 mg/m^3 as measured and averaged over a period of 24 hours.

HVAC

Gymnasium and cafeteria share one fan unit. Downstairs classrooms and nurse station share one fan unit. East-West classrooms served by a pit fan unit with a pre-heat coil. Older portables have unit ventilators and newer portables have exterior wall-mounted Bard 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: 2021.04.02
15:11:00 -07'00'

Wayne Sehman
Project Manager

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