



| v3 - LEED 2008

IAQ best management practices - management for facility alterations and additions

EQc1.5 | Possible 1 point

Glossary

Intent

To prevent indoor air quality problems resulting from any construction or renovation projects and thus help sustain the comfort and well-being of construction workers and building occupants.

Requirements

Develop and implement an indoor air quality (IAQ) management plan for the construction and occupancy phases.

During construction, meet or exceed the recommended design approaches of the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) "IAQ Guideline for Occupied Buildings under Construction," 1995, Chapter 3.

If the building undergoes a tenant improvement, develop and implement an IAQ management plan for the preoccupancy phases. Perform a flush-out procedure as follows: After construction ends and all interior finishes have been installed, install new filtration media and flush-out the affected space. The flush-out must be done by supplying a total outdoor air volume of 14,000 cubic feet per square foot of floor area while maintaining an internal temperature of at least 60 degrees F and maintaining a relative humidity no higher than 60% where cooling mechanisms are operated. The affected space may be occupied only after the delivery of at least 3,500 cubic feet of outdoor air per square foot of floor area and the space has been ventilated at a minimum rate of 0.30 cfm per square foot of outdoor air or the design minimum outside air rate (whichever is greater) for at least three hours prior to occupancy until the total of 14,000 cubic feet per square foot of outdoor air has been delivered to the space. The flush-out may continue during occupancy.

Protect stored on-site or installed absorptive materials from moisture damage.

If air-handlers must be used during construction, filtration media with MERV 8 must be used at each return air grille, as determined by ASHRAE 52.2-1999.

Replace all filtration media immediately prior to occupancy.

Upon the completion of construction, HVAC and lighting systems must be returned to the designed or modified sequence of operations.