| v2 - LEED 2.0

Construction IAQ management plan - before occupancy

EQc3.2 | Possible 1 point

Glossary

Intent

Reduce indoor air quality problems resulting from the construction/renovation process, to sustain long-term worker and occupant comfort and well-being.

Requirements

Develop and implement an Indoor Air Quality (IAQ) Management Plan for the preoccupancy phases as follows:

- **Option A: Flush-out procedure:**
  After construction ends and with all interior finishes installed, as described in the CI Reference Guide, install new filtration media and flush-out the building by supplying a total air volume of 14,000 cu.ft. of outdoor air per sq.ft. of floor area while maintaining an internal temperature of at least 60oF and, where mechanical cooling is operated, relative humidity no higher than 60%.

  The space may only be occupied following delivery of a minimum of 3,500 cu.ft. of outdoor air sq. ft. of floor area to the space, and provided the space is ventilated at minimum rate of 0.30 cfm/sq.ft. of outside air or the design minimum outside air rate, whichever is greater, a minimum of three hours prior to occupancy and during occupancy, until the total of 14,000 cu.ft./sq.ft. of outside air has been delivered to the space.

  OR

- **Option B: IAQ test procedure:**
  Conduct baseline IAQ testing, after construction ends and prior to occupancy, using testing protocols consistent with the U.S. Environmental Protection Agency "Compendium of Methods for the Determination of Air Pollutants in Indoor Air" and as additionally detailed in the CI Reference Guide.

Demonstrate that the contaminants' concentration levels listed below are not exceeded: [INSERT TABLE HERE]

For each sampling point where the maximum concentration limits are exceeded based on the table above, conduct additional flush- out with outside air and retest the specific parameter(s) that were exceeded to indicate the requirements are achieved. Repeat procedure until all requirements have been met. When retesting non-complying building areas, take samples from the same locations as in the first test.

The air sample testing shall be conducted as follows:

- All measurements shall be conducted prior to occupancy, but during normal occupied hours, and with the building ventilation system starting at the normal daily start time and operated at the minimum outside air flow rate for the occupied mode throughout the duration of the air testing.
- The building shall have all interior finishes installed, including but not limited to millwork, doors, paint, carpet and acoustic tiles. Non-fixed furnishings such as workstations and partitions are required to be in place for the testing.
- The number of sampling locations will vary depending upon the size of the building and number of ventilation systems. For each portion of the building served by a separate ventilation system, the number of sampling points shall not be less than one per 25,000 sq.ft., or for each contiguous floor area, whichever is larger, and include areas with the least ventilation and greatest presumed source strength.
- Air samples shall be collected between 4 feet and 7 feet from the floor to represent the breathing zone of occupants and over a minimum 4 hour period.