



Intent

Prevent indoor air quality problems resulting from any construction/renovation projects in order to 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 of the building as follows:

- 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, Second Edition - November 2007, Chapter 3.
- Protect stored on-site or installed absorptive materials from moisture damage.
- If air handlers must be used during construction, filtration media with a Minimum Efficiency Reporting Value (MERV) of 8 must be used at each return air grill, as determined by ASHRAE 52.2-1999.
- Replace all filtration media immediately prior to occupancy.
- Remove contaminants that may be remaining at the end of the construction period.

- Conduct a minimum two-week building flush-out with new filtration media with 100% outside air after construction ends and prior to occupancy of the affected space. After the flush-out, replace the filtration media with new media, except for filters solely processing outside air.

OR

- After construction ends conduct a baseline indoor air quality testing procedure for the affected space in the building that demonstrates that the concentration levels for the chemical air contaminants are below specified levels. For each sampling point where the maximum concentration limits are exceeded conduct a partial building flush-out, for a minimum of two weeks, then retest the specific parameter(s) that were exceeded to indicate the requirements are achieved. Repeat procedure until all requirements have been met.

The air sample testing shall be conducted as follows:

- Air samples collected for every 25,000 square feet, or for each contiguous floor area, whichever is greater.
- Measurements conducted with the building ventilation system starting at normal daily start time and operated at the minimum outside air flow rate for the occupied mode throughout duration of the air testing.
- Building shall be fully finished and unoccupied. Furniture can be included in the testing if desired but it is not required.
- Test with time weight values of four hours with data logging.
- When re-testing non-complying building areas, take samples from the same locations as in first test.
- Copies of the IAQ testing results should describe the contaminant sampling and analytical methods, the locations and duration of contaminant samples, the field sampling log sheets and laboratory analytical data, and the methods and results utilized to determine that the ventilation system was started at the normal daily start time and operated at the minimum outside air flow rate for the occupied mode through the duration of the air testing.