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March 1, 2002

Mr. Bernard P. Orlan  
Director, Environmental Health & Safety  
New York City Board of Education  
28-11 Queens Plaza North  
Long Island City, NY 11101-4008

**Re: Indoor Air Quality Assessment  
High School for Leadership & Public Service (M894)  
90 Trinity Place  
New York, New York 10006  
ATC Project No. 15-19125-0290**

Dear Mr. Orlan:

ATC Associates Inc. (ATC) is pleased to provide this report of indoor air quality (IAQ) measurements collected on February 28, 2002, at the referenced school. The New York City Board of Education (BOE) requested these measurements as part of a program to determine if acceptable indoor air quality is being maintained.

#### **SCOPE OF WORK**

ATC conducted this evaluation to assess the basic parameters of temperature, relative humidity, carbon dioxide (CO<sub>2</sub>) and carbon monoxide (CO).

Total volatile organic compounds (TVOCs) and respirable particulates were also measured.

Mariana Medinets, Environmental Technician, of ATC's New York City office, conducted the assessment. ATC's findings are based on a visual inspection, real-time environmental measurements and conditions present in the school at the time of the assessment.

ATC measured temperature, relative humidity, CO<sub>2</sub> and CO with a Q-Trak® Model 8551, manufactured by TSI, Inc.

ATC measured concentrations of respirable particulates (PM<sub>2.5</sub>) with a Dust-Trak® Aerosol Monitor Model 8520, manufactured by TSI, Inc.

ATC measured concentrations of TVOCs using a RAE Systems, Inc. MiniRAE® photoionization detector (PID).

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The assessment was performed consistent with generally accepted indoor air quality assessment practices. As with all such assessments, there were inherent limitations created by constraints of time, operational and work practice variability, variations in indoor air quality parameters and sampling and analytical accuracy.

The results of the sampling represent conditions found on the dates of the survey and may not represent conditions found at other times. The information presented in this report should be used by the BOE as a guide to assess the need for further improvements in current indoor air quality control activities.

### EVALUATION CRITERIA

Currently, there are no regulatory standards for indoor air quality in non-industrial buildings, such as offices and schools. For the real-time data collected, ATC uses the commonly accepted guidelines cited in the following publications:

- *Ventilation for Acceptable Indoor Air Quality (ASHRAE 62-1999)*, American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE);
- *Thermal Environmental Conditions for Human Occupancy (ASHRAE 55-1992)*;
- *Industrial Hygienists Guide to Indoor Air Quality Investigations* (1993), American Industrial Hygiene Association (AIHA).

Table 1 lists target guidelines for the parameters that ATC evaluated during this investigation. Meeting one, some, or all of the listed values does not assure that acceptable indoor air quality will be achieved at all times.

**TABLE 1**  
**TARGET GUIDELINES FOR INDOOR AIR QUALITY PARAMETERS EVALUATED**

| PARAMETER                                    | TARGET LEVEL                                                              | AGENCY OR ORGANIZATION                                      |
|----------------------------------------------|---------------------------------------------------------------------------|-------------------------------------------------------------|
| Carbon Dioxide (CO <sub>2</sub> )            | <700 parts per million (ppm) above background level                       | ASHRAE 62                                                   |
| Carbon Monoxide (CO)                         | 9 ppm                                                                     | ASHRAE 62 (adopted from USEPA NPAAQS)                       |
| Respirable Particulates (PM <sub>2.5</sub> ) | 65 micrograms per cubic meter of air (µg/m <sup>3</sup> ) 24-hour average | USEPA NPAAQS                                                |
|                                              | 40 µg/m <sup>3</sup> 24-hour average                                      | USEPA – Recommendation for children / sensitive individuals |
| Temperature                                  | Summer: 73-79°F at 50% RH<br>Winter: 68-75°F at 50% RH                    | ASHRAE 55                                                   |
| Relative Humidity                            | 30 – 60 %                                                                 | ASHRAE 55                                                   |
| Total Volatile Organic Compounds (TVOC)      | 1 ppm                                                                     | AIHA                                                        |

USEPA = United States Environmental Protection Agency

NPAAQS = National Primary Ambient-Air Quality Standard

AIHA = American Industrial Hygiene Association

### REAL-TIME ENVIRONMENTAL MEASUREMENTS

ATC collected one hundred and forty (140) sets of real-time environmental measurements consisting of one hundred and twenty-eight (128) in the school building and twelve (12) outdoors. All fourteen floors of the school were surveyed. Field data sheets are found in the Attachment. Readings began at 11:10 A.M. and concluded after 7:43 P.M. The results are described below.

#### Temperature

Indoor dry bulb temperature measurements ranged from 60.9°F to 75.0°F. Ten (10) were below the range of 68 to 75°F (at 50 percent relative humidity) recommended by ASHRAE Standard 55-1992 during the heating season (wintertime conditions). The outdoor temperature range was 42.9°F to 58.7°F.

#### Relative Humidity

The relative humidity indoors ranged from 18.4 percent to 42.5 percent. Eight (8) measurements were within the ASHRAE-recommended range of 30 to 60 percent for occupant comfort. All other relative humidity measurements were below the ASRAE recommended range. The outdoor relative humidity range was 18.4 to 42.5 percent.

#### Carbon Dioxide Concentration

Carbon dioxide concentrations indoors ranged from 423 ppm to 984 ppm. None of the measurements were above the ASHRAE Standard 62-1999 recommended maximum concentration of <700 ppm above the background level. The outdoor (background) CO<sub>2</sub> concentrations ranged from 267 ppm to 521 ppm. Therefore, the maximum acceptable level of CO<sub>2</sub> at this location was 1221 ppm (background level + 700 ppm). Levels above the recommended maximum do not indicate a health risk. Carbon dioxide measurements are used as an indicator of available outdoor air. The primary source of CO<sub>2</sub> indoors is occupant respiration.

#### Carbon Monoxide Concentration

Carbon monoxide concentrations indoors were 0-2 ppm. These concentrations were below the NPAAQS/ASHRAE guideline of 9 ppm. The outdoor CO concentrations were 1-3 ppm.

#### Respirable Particulates (PM<sub>2.5</sub>)

Respirable particulate concentrations\* indoors ranged between 1 µg/m<sup>3</sup> to 28 µg/m<sup>3</sup> with an average 7 µg/m<sup>3</sup>. None of the measurements were above the NPAAQS of 65 µg/m<sup>3</sup> 24-hour average concentration of particulate matter 2.5 micrometers or less in aerodynamic diameter. The outdoor respirable particulate concentrations ranged from 18 µg/m<sup>3</sup> to 71 µg/m<sup>3</sup> with an average of 44 µg/m<sup>3</sup>.

\* The measurements made during this assessment were instantaneous readings, the NPAAQS is a 24-hour average.

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### TVOC Concentration

The TVOCs concentrations was 0 ppm inside the building. These concentrations were below the AIHA guideline for odor control of 1 ppm. The outdoor TVOC concentration was also 0 ppm.

### OBSERVATIONS

During this assessment, ATC noted the following:

- The interior of the building appeared clean and free of dust and debris;
- The building was occupied at the time of the assessment;
- No smoke odor was detected in the building;

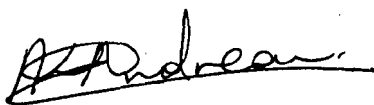
### FINDINGS

Based on the real-time measurements, the following findings are presented:

1. Concentrations of CO<sub>2</sub>, CO and TVOCs, were within applicable standards and guidelines.
2. Ten (10) temperature measurements were below the range of 68 to 75°F (at 50 percent relative humidity recommended by ASHRAE Standard 55-1992 during the heating season (wintertime conditions).
3. Eight (8) of the relative humidity measurements were within the ASHRAE recommended range of 30 to 60 percent for occupant comfort. All other measurements were below the ASHRAE recommended range.
4. None of the indoor respirable particulate measurements were above the EPA recommended guideline for children and sensitive individuals of 40 µg/m<sup>3</sup>. Three (3) of the outdoor readings were above the NPAAQS of 65 µg/m<sup>3</sup> and another three (3) outdoors readings were above the USEPA recommended guideline for sensitive individuals and children of 40 µg/m<sup>3</sup>.

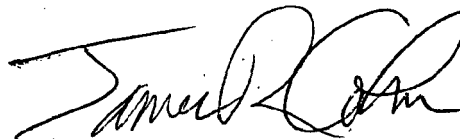
It is our pleasure to provide these indoor air quality services to the New York City Board of Education. If you have any questions about this report, please call (212) 353-8280, extension 261 or 212.

Sincerely,  
ATC ASSOCIATES INC.



Andreas C. Andreou  
Senior Project Manager

Reviewed by:



James R. Cohn, CIH, CSP  
Regional Manager  
Industrial Hygiene Division

Attachment