

Indoor Air Quality Management Plan

Illinois Conference Center Expansion

Project General Information

Project Name: Illinois Conference Center Expansion

Project Location: 1900 S. 1st Street, Champaign, Illinois, 61820

General Contractor: Dodds Company

Owners Name: Fox Atkins Development LLC.

Introduction

This plan describes the control measures to be taken to promote good indoor air quality (IAQ) during construction and prior to Owner occupancy. This plan is based on the requirements of the LEED V4 New Construction Rating System.

The Plan will address construction IAQ by recommending procedures in five areas of concern if, when implemented, will allow the building to achieve one LEED credit:

1. HVAC System Protection
2. Contaminant Source Control
3. Pathway Interruption
4. Housekeeping
5. Scheduling

HVAC System Protection

During construction, provide MERV 13 filters for supply air intake when in use. Provide MERV 8 filters at the return air system openings when in use. Perform frequent maintenance when the HVAC system is being utilized and replace filters as they become dirty and prior to building flushout.

When performing construction activities that produce dust, seal off the supply and return air system openings completely for the duration of the activity.

Shut down and seal the supply and return air ducts during demolition operations

Whenever the HVAC system is not used during construction, seal off the supply diffusers and return air system openings to prevent the accumulation of dust and debris in the duct system.

Do not use Mechanical Rooms to store construction waste or waste materials. Keep Mechanical Rooms clean and neat.

Conduct periodic duct inspections during construction; if the ducts become contaminated for any reason, clean the ducts in accordance with the NADCA (National Air Duct Cleaning Association) Standards.

Contaminant Source Control

Use low VOC products as indicated by the specifications to reduce potential problems.

Restrict traffic volume and prohibit idling of motor vehicles where emissions could be drawn into the building.

Utilize electric or natural gas alternatives for gasoline and diesel where possible and practical.

Shut down equipment when not being used.

Exhaust pollution sources outside with portable fans.

Keep containers or wet products closed whenever possible. Cover or seal containers of waste material that can release odor or dust.

Protect stored onsite or installed absorptive materials from weather and moisture; wrap with plastic and seal tight to prevent moisture absorption.

Keep materials stored inside the building off of the ground using pallets.

All individuals on site during construction shall adhere to the sites no-smoking policy.

Pathway Interruption

Provide dust curtains or temporary enclosures to prevent dust from migrating to other areas when applicable.

Locate pollutant sources as far away as possible from supply ducts and areas occupied by workers when feasible.

During construction, isolate areas of work to prevent contamination of clean or occupied areas. Pressure differentials may be used to prevent contaminated air from entering clean areas.

Depending on weather conditions, ventilation using 100% outside air will be used to exhaust contaminated air directly to the outside during the installation of VOC emitting materials.

The G.C. shall take photos of installed protection measures for submittal.

Housekeeping

Provide regular cleaning of HVAC equipment and building spaces to remove contaminants from the building prior to occupancy

All coils, air filters, fans, and ductwork shall remain clean during installation and, if required, will be cleaned prior to performing the testing and balancing of the system.

Suppress and minimize dust with wetting agents or sweeping compound. Utilize efficient and effective dust collecting methods such as damp cloth, wet mop, or vacuum with particulate filters or wet scrubber.

Remove accumulation of water inside the building. Protect porous materials from moisture using pallets and plastic wrap.

Thoroughly clean all interior surfaces prior to replacing filters and running HVAC system for balancing, commissioning, and building flushout.

Scheduling

Schedule high pollution activities that utilize high VOC level products (paints, sealers, adhesives, caulking, and cleaners) to take place prior to installing highly absorbent materials (ceiling tiles, carpet, and insulation). These materials will absorb VOC and odors and release them over time.

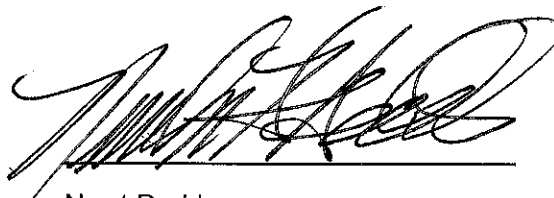
Deliver absorbent materials only when they are ready to be installed so as to minimize their exposure time onsite waiting for installation (i.e. reduced exposure to potential contamination).

All materials will be kept sealed in their original packaging until they are being installed on site. Any open materials will be wrapped with plastic and sealed to ensure that they do not absorb any moisture or VOC's.

Conclusion

The information included in this document is useful to ensure construction IAQ management is planned and implemented correctly. Inspections should be completed monthly to confirm the IAQ Management Plan is being followed. At the time of inspection, photographs should be taken to provide documentation of control measures.

Signatures



General Contractor:

Newt Dodds

01/10/2019

Date