

**Report For  
Indoor Air Quality and Radon Testing  
At The  
Wilkins School  
80 Boston Post Road  
Amherst, NH**

**Study Date:**  
May 22, 2017

**Project# 217 207.00**

**STUDY CONDUCTED BY:**

***UNIVERSAL ENVIRONMENTAL CONSULTANTS***  
12 Brewster Road  
Framingham, Massachusetts

June 1, 2017

Mr. Adam Steel  
SAU-39  
1 School Street, P.O. Box 849  
Amherst, NH 03057

Reference: Indoor Air Quality and Radon Testing  
Wilkins School, Amherst, NH

Dear Mr. Steel:

Thank you for the opportunity for Universal Environmental Consultants (UEC) to provide professional services.

Enclosed please find the report for Indoor Air Quality and Radon Testing at the Wilkins School conducted on Monday, May 22, 2017.

Please do not hesitate to call should you have any questions.

Very truly yours,

Universal Environmental Consultants



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Ammar M. Dieb  
President

UEC:\217 207.00\IAQreport-WS.DOC

Enclosure

## 1.0 Scope:

UEC was contracted to perform an Indoor Air Quality and Radon Testing at the Wilkins School, Amherst, NH. Testing was performed at select areas within the school.

Testing was performed on Monday, May 22, 2017. Radon samples were picked-up on Thursday, May 25, 2017.

## 2.0 Methodology:

Air testing was conducted for the following. The sample length at each test location was 2 minutes.

- Total Volatile Organic Compounds (**TVOCs**).
- Carbon Dioxide (**CO<sub>2</sub>**), Carbon monoxide (**CO**), Temperature (**°F**) and Relative Humidity (**RH %**).
- Radon.

Testing for **TVOCs** referenced to isobutylene was performed using a Rae Systems ppbRae3000 Photo-Ionization Detector (PID) model PGM7340 equipped with a 10.6 eV lamp (S/N 594-903008). This is a state of the art instrument capable of detecting total **TVOCs** in the parts per billion (ppb) range. The instrument is a direct reading monitor and provided sampling readings at 1 second intervals over the duration of each test. The instrument was calibrated prior to testing and is serviced annually by the manufacturer or an independent vendor.

**TVOCs** are a broad class of chemicals with diverse applications which are frequently emitted by new carpets, furniture, pressboards, varnishes, adhesives and high gloss finishes. Other common products which may emit **TVOCs** include paints, paint strippers, other solvents, wood preservatives, aerosol sprays, cleansers, disinfectants, moth repellents, air fresheners, stored chemicals and fuels, automotive products, hobby supplies, and dry-cleaned clothing. Elevated levels of **TVOCs** are a common IAQ problem, especially in newly constructed buildings.

Carbon Dioxide (**CO<sub>2</sub>**), Carbon monoxide (**CO**), Temperature (**°F**) and Relative Humidity (**RH %**) were measured using a TSI Corporation Q-Trak 7575 (S/N 7575X1337003) with a 982 probe (S/N P13350004). The instrument is a direct reading monitor that utilizes infrared technology to measure **CO<sub>2</sub>** and an electro-chemical cell to measure **CO** and provided sampling readings at 1 second intervals over the duration of each test. The instrument was calibrated prior to testing and is serviced annually by the manufacturer or an independent vendor.

**CO<sub>2</sub>** is a useful measure of ventilation effectiveness in spaces occupied by people (i.e. verification that sufficient fresh air is being introduced into the occupied space being tested). Indoor **CO** levels were measured comparatively with outside levels to verify whether sources such as boiler and vehicle exhausts were causing elevated indoor **CO** levels. **CO<sub>2</sub>** and **CO** were measured in parts per million (ppm). Temperature and relative humidity readings were taken to verify indoor levels were within ASHRAE<sup>1</sup> comfort ranges.

Radon samples were analyzed by an EPA licensed laboratory AccuStar, Medway, MA.

Samples results are attached.

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<sup>1</sup> ASHRAE = American Society of Heating, Refrigeration and Air-conditioning Engineers.

### 3.0 Results:

The ppbRAE 3000 monitor was used to measure **TVOCs** in  $\mu\text{g}/\text{m}^3$ .

#### TEMPERATURE, RELATIVE HUMIDITY, CARBON MONOXIDE, CARBON DIOXIDE & TOTAL VOLATILE ORGANIC COMPOUNDS by PID

Location	W	D	#	Temperature (°F)	Humidity %RH	CO (ppm)	CO <sub>2</sub> (ppm)	TVOCs ( $\mu\text{g}/\text{m}^3$ )
Outside	-	-	-	55.3	60.9	0.0	403	0.0
Gymnasium	C	O	2	67.7	53.9	0.0	756	0.0
Hallway by Office	-	-	2	70.3	48.4	0.0	648	0.0
Library Work Room	-	C	0	66.1	51.5	0.0	605	0.0
Room 2	C	O	21	68.0	50.3	0.0	665	0.0
Room 4	C	C	23	69.5	49.1	0.0	786	0.0
Room 33	C	O	0	67.5	48.2	0.0	627	0.0
Room 12	-	O	1	69.9	46.8	0.0	549	0.0
Room 10	C	O	6	70.4	45.8	0.0	586	32
Room 17	C	O	1	70.4	44.0	0.0	480	0.0
Room 24	O	O	0	71.7	46.7	0.0	690	0.0
Room 34	C	O	1	69.4	55.4	0.0	2,257	855
Room 35	C	O	1	70.4	50.1	0.0	1,794	464
Room 36	C	O	1	69.5	47.1	0.0	1,881	381
Room 37	C	C	0	70.2	47.4	0.0	2,169	379

#### Radon:

##### Number of Samples Collected

Four (4) air samples were collected at the following locations:

##### Location of Material

1. First Floor Gymnasium
2. First Floor Room 4
3. First Floor Room 10
4. First Floor Room 24

##### Sample Results:

##### Location of Material

##### Sample Result

- |                          |           |
|--------------------------|-----------|
| 1. First Floor Gymnasium | 1.0 pCi/L |
| 2. First Floor Room 4    | 0.6 pCi/L |
| 3. First Floor Room 10   | 0.4 pCi/L |
| 4. First Floor Room 24   | 0.6 pCi/L |

#### Legend:

W: Windows; D; Doors; # Number of Occupants (e.g. 25 Occupants = 25); O = Open; C = Closed;

$\text{mg}/\text{m}^3$  - milligrams per cubic meter;  $\mu\text{g}/\text{m}^3$  - micrograms per cubic meter;

ppm - parts per million;

ppb - parts per billion;

CO OSHA PEL is 30 ppm and ACGIH TLV is 25 ppm;

CO<sub>2</sub> - OSHA PEL is 5000 ppm, Mass DOH Guideline is 800 ppm;

TVOC – Seifert “Target Guideline Value” of  $0.3 \text{ mg}/\text{m}^3$

#### 4.0 Observations and Interpretation of Results:

##### **Temperature and Relative Humidity (T & RH):**

The outside temperature and relative humidity were approximately 55.3°F and 60.9%. It is recommended that indoor air temperatures be maintained in a range of 70 - 78 °F and 35 to 55 % for indoor air relative humidity in order to provide for the comfort of building occupants.

The interior temperature and relative humidity were 66.1 – 71.7 °F and 44.0 – 55.4 % during the test period. Interior temperature tests were mostly lower than the recommended comfort temperature range of 70 - 78 °F. Interior relative humidity test were within the recommended comfort relative humidity range of 35 to 55 %.

##### **TVOCs:**

**TVOC** tests on this day were mostly lower than the Seifert “Target Guideline Value” of 300- $\mu\text{g}/\text{m}^3$  (0.3  $\text{mg}/\text{m}^3$ ). Levels at the Rooms 34, 35, 36 and 37 were higher than the Seifert “Target Guideline Value” of 300- $\mu\text{g}/\text{m}^3$ . The Seifert Target Guideline Value (reference #3 and #8 below) is a widely recognized **TVOCs** guideline for pollutant levels based on Seifert's personal judgment, rather than on toxicological data, for long term exposure. Seifert proposed that 1 week after completion of construction or renovation **TVOC** concentration of 50 times higher be acceptable (i.e. 15  $\text{mg}/\text{m}^3$ ) and after 6 weeks, 10 times higher be acceptable (i.e. 3  $\text{mg}/\text{m}^3$ ). **TVOCs** test levels were between 0.0 and 0.855  $\text{mg}/\text{m}^3$ , mostly lower than the Seifert target guideline of 0.3  $\text{mg}/\text{m}^3$ , but much lower than the 1-week and 6-week post-construction/renovation acceptable limits of 15  $\text{mg}/\text{m}^3$  and 3  $\text{mg}/\text{m}^3$ .

Neither OSHA (Occupational Safety and Health Administration) nor ACGIH (American Conference of Governmental Industrial Hygienists) promulgates exposure standards for **TVOCs** that relate to protection of the general population as opposed to industrial occupational standards. Both have limits on individual VOCs but they relate to industrial occupational standard.

The testing conducted was of short duration and did not assess representative full-day occupancy levels. Measurements were made using a real-time, portable **TVOC** monitor referenced to isobutylene and not by sample collection for individual VOC analysis by gas chromatography technique and evaluation based on Seifert's chemical classes.

Møhlhave of Denmark reported at INDOOR AIR '90 (reference #8 below) on low levels of indoor air VOCs and human health. Bearg summarized Møhlhave's findings as follows.

Table 4.5 Tentative Dose-Response Relationship for Discomfort Resulting from Exposure to Solvent-Like VOCs

Total concentration ( $\text{mg}/\text{m}^3$ )	Irritation and discomfort	Exposure
< 0.20	No irritation or discomfort	The comfort range
0.20 - 3.0	Irritation and discomfort possible if other exposures interact	The multifactorial exposure range
3.0 – 25	Exposure effect and probable headache possible if other exposures interact	The discomfort range
> 25	Additional neurotoxic effects other than headache may occur	The toxic range

**TVOCs** test levels were between 0.0 and 0.855 mg/m<sup>3</sup> (The multifactorial exposure range). Rooms 34, 35, 36 and 37 are modular classrooms with no ventilation systems. It is recommended either a ventilation system be installed or windows are opened several times during the day to introduce fresh air into the rooms.

Bearg points out that the overlap between Seifert's and Møhlhave's recommendations could be interpreted as a consensus on recommendations for guideline values.

***Carbon Monoxide:***

No **CO** levels were detected during testing.

***Carbon Dioxide:***

**CO<sub>2</sub>** levels were mostly lower than acceptable range. **CO<sub>2</sub>** level in rooms 34, 35, 36 and 37 was higher than recommended levels. For comparative purposes, fresh outdoor air has approximately 400 ppm of **CO<sub>2</sub>**. All areas were well below the OSHA/NIOSH limit of 5000 ppm and mostly lower than the State of New Hampshire recommended guideline of 1,000 ppm for publicly occupied office buildings. We use this value as a reference for schools. Exposure to high levels of **CO<sub>2</sub>** for prolonged periods could cause building occupants to become lethargic and generally uncomfortable. **CO<sub>2</sub>** levels will rise over the course of the day especially in those areas which have a high occupancy. **CO<sub>2</sub>** at these levels are a comfort as opposed to a health issue.

Rooms 34, 35, 36 and 37 are modular classrooms with no ventilation systems. It is recommended either a ventilation system be installed or windows are opened several times during the day to introduce fresh air into the rooms.

***Radon:***

The measured radon concentrations of the samples were found to be lower than the EPA guideline of 4 PicoCuris of radon per liter of air (pCi/L). No further action is required.

## 5.0 Limitations and Conditions:

This report has been completed based on visual and physical observations made and information available at the time of the site visits. This report is intended to be used as a summary of available information on existing conditions with conclusions based on a reasonable and knowledgeable review of evidence found in accordance with normally accepted industry standards, state and federal protocols, and within the scope and budget established by the client. Any additional data obtained by further review must be reviewed by UEC and the conclusions presented herein may be modified accordingly.

This report and attachments, prepared for the exclusive use of Owner for use in an environmental evaluation of the subject site, are an integral part of the inspections and opinions should not be formulated without reading the report in its entirety. No part of this report may be altered, used, copied or relied upon without prior written permission from UEC, except that this report may be conveyed in its entirety to parties associated with Owner for this subject study.

## REFERENCES:

1. ACGIH, Threshold Limit values and Biological Exposure Indices, 2007.
2. AIHA, 2700 Prospect Ave., Fairfax, VA. IAQ Paper #130 June 23, 1999.
3. Seifert, B. Regulation Indoor Air. In: Indoor Air '90, Proceedings of the 5th International Conference on Indoor Air Quality and Climate, Volume V, p. 35. Toronto 1990.
4. American Society of Heating, Refrigeration and Air-conditioning Engineers' ANSI/ASHRAE 55-1992 **"Thermal Environmental Conditions for Human Occupancy."**
5. BOCA, 1993. The BOCA National Mechanical Code 1993 8th edition Building Officials and Code Administrators International., Inc., Country Club Hills, Ill
6. SBBRS, 1997. Mechanical Ventilation, State Board of Building Regulations and Standards Code of Massachusetts Regulations 780 CMR 1209.0
7. Field Guide for the Determination of Biological Contaminants in Environmental Samples. (2005)
8. Bearg, David W. Indoor Air Quality and HVAC Systems. (1993). Pages 76, 77 and others.

NELAC NY 11769  
NRPP 101193 AL  
NRSB ARL0017

EPA Method #402-R-92-004  
Liquid Scintillation  
NRPP Device Code 8088  
NRSB Device Code 12193

Laboratory Report for:

Property Tested:

Universal Environmental Consultant  
12 Brewster Road  
Framingham MA 01702

Wilkins School  
80 Boston Post Road  
Amherst NH 03031

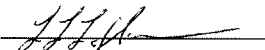
Log Number	Device Number	Test Exposure Duration:	Area Tested	Result (pCi/L)
2109920	3323615	05/22/2017 9:47 am 05/25/2017 9:08 am	First Floor Gym	1.0
2109921	3323617	05/22/2017 9:54 am 05/25/2017 9:09 am	First Floor Room 4	0.6
2109922	3323614	05/22/2017 10:02 am 05/25/2017 9:10 am	First Floor Room 10	0.4
2109923	3297289	05/22/2017 10:07 am 05/25/2017 9:11 am	First Floor Room 24	0.6

**Comment:** Universal Environmental Consultant was emailed a copy of this report. A copy of this report was emailed to adieb@uec-env.com.

Test Performed By: Jason Becotte

Distributed by: Universal Environmental Consultant

Date Received: 05/26/2017 Date Logged: 05/26/2017 Date Analyzed: 05/27/2017 Date Reported: 05/30/2017

Report Reviewed By: 

Report Approved By: 

**Disclaimer:**

The uncertainty of this radon measurement is  $\sim\pm 10\%$ . Factors contributing to uncertainty include statistical variations, daily and seasonal variations in radon concentrations, sample collection techniques and operation of the dwelling. Interference with test conditions may influence the test results.

This report may only be transferred to a third party in its entirety. Analytical results relate to the samples AS RECEIVED BY THE LABORATORY. Results shown on this report represent levels of radon gas measured between the dates shown in the room or area of the site identified above as "Property Tested". Incorrect information will affect results. The results may not be construed as either predictive or supportive of measurements conducted in any area of this structure at any other time. AccuStar Labs, its employees and agents are not responsible for the consequences of any action taken or not taken based upon the results reported or any verbal or written interpretation of the results.