

IAQ is important to maintain a safe and healthy workspace. When a complaint or concern is either brought to light, or a “problem” occurs as noted below, it is prudent to react quickly and properly in order to prevent future concerns, typically resulting in higher costs being incurred.

Problems are usually due to water infiltration (from external building envelope leaks and internal pipe leaks), construction activities (dust, odors, off-gassing from new materials), HVAC units (delayed maintenance, poor exhaust locations, and system/operational issues), and even over watering of plants.

Concerns are typically related to respiratory illnesses, most commonly asthma and allergies. Individuals vary in their sensitivity to chemicals and microbiological organisms. Exposures to these items can cause illness, and persons that are already affected (i.e., have allergies etc.) can be aggravated further with additional exposure.

IAQ is typically not regulated in the Boston area, so we rely on best work practices and guidelines provided by AIHA, ASHRAE, EPA, and OSHA. OSHA has exposure limits, but they are usually related to industrial operations involving use of chemicals that are not commonly found in office buildings.

Typical testing can include visual inspections for evidence of water damage/mold, moisture levels in building materials, HVAC unit cleanliness, basic measurements of the comfort parameters (humidity, CO, CO₂, VOCs, nuisance dust) and sampling for visible and airborne mold and bacteria.

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