

125 BROAD CONDOMINIUM

125 Broad Street
New York, NY 10004

ENHANCE INDOOR ENVIRONMENTS

SCOPE: This protocol applies to all interior facility construction and operations at The 125 Broad Condominium located at 125 Broad St. Manhattan N.Y. 10004, and provides guidelines for indoor air quality testing and monitoring to sustain the comfort and well-being of construction workers and building occupants. This protocol applies to all areas under the control of the building management, including common elevator banks on tenant floors. This policy was established in Jan. 2022 and is reviewed annually, and shall continue indefinitely or until amended and/or replaced by a subsequent policy.

GOALS - A successful air quality testing and monitoring protocol sets benchmarks to identify ventilation and filtration issues and ensure air quality remains high over time, contributing to mitigation of viral transmission and promotion of respiratory and mental health.

A. Enhanced Indoor Air Quality Testing Policy

- Test the indoor air after any construction and major renovations prior to occupancy within all required areas.
- Require testing or monitoring of the Indoor Air Quality post occupancy following all long-term closures (2 weeks or more) or significant reduction in occupancy (more than 25%), within all required areas.
- Require annual testing or monitoring the Indoor Air Quality post occupancy in all required areas, by following one of the below:
 - conducting qualifying testing annually showing the average levels measured for each required zone
 - conducting qualifying monitoring continuously showing monthly averages and peaks lasting for more than one hour during work hours while HVAC systems are operating at design parameters.
- Test and/or monitor for the following pollutants:
 - PM2.5: less than 12 $\mu\text{g}/\text{m}^3$
 - CO2: less than 1000 ppm.
- Test and/or monitor the levels of air quality metrics with the recommended limits for the following:
 - TVOC: less than 500 $\mu\text{g}/\text{m}^3$
 - Relative Humidity: between 30-60%
 - CO: less than 9 ppm
- Outline a protocol to improve the air quality if the recommended limits for air quality metrics are not met.

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Qualifying Indoor Air Quality testing is conducted under the following circumstances:

- During work hours while HVAC systems are operating at design parameters.
- Over a period of at least 4 hours.
- In the breathing area between 4 to 8 feet from the floor level.
- Every 25,000 sq.ft., or per Air Handling Unit (AHU) zone whichever is more stringent.
- Using the following testing method as applicable:
 - Direct reading from IAQ testing devices for TVOC, PM10, PM2.5, CO, CO2 and relative humidity.

Qualifying Indoor Air Quality monitoring is conducted with the following requirements:

- on every 25,000 sq.ft., or per Air Handling Unit (AHU) zone, whichever is more stringent.
- using monitors that meet all the following requirements:
 - has a data output interval of at least once every 5 minutes
 - has a data loss rate of 10% or less
 - has a minimum operating range for temperature of 0-40 °C.
 - as a minimum operating range for relative humidity of 5-85% RH, non-condensing
 - requires permanent installations
 - is calibrated and confirmed functional without defect prior to shipping.

RESPONSIBLE PARTY - The property manager shall be responsible for communicating with the construction crew, facilities management, and any tenants to ensure compliance with the details contained within this document as well as enforcing the requirements contained in this document.