

Indoor Air Quality (IAQ) Management Plan

For Taco Bell Ground Up Construction

Address: _____

Site #: _____ **Entity#:** _____ **Store #:** _____

Prepared for: _____

Prepared by: _____

I. Purpose

The intent of the Indoor Air Quality Management Plan is to prevent indoor air quality problems resulting from the construction and renovation process in order to help sustain the comfort and well-being of the tenants and the construction workers.

Activities Likely to Produce Odor or Dust

Due to the nature of construction, all areas of the building will be affected by some contaminants, such as odor and dust. Dust is produced during cutting, drilling, sawing and sanding of materials. Odors are potentially emitted during any activity that involves adhesives, sealants, paints, solvents, and cleaning supplies. Combustion activities such as welding, cutting using torches, sawing using chainsaws, and soldering impact indoor air quality.

Additionally, everyday activities such as smoking, eating or using the bathroom facilities can produce particulates and odor. Because of the magnitude of the potential dust and odors, it is extremely important to implement the control measures described below.

Scope

This plan is based upon the SMACNA IAQ Guidelines for Occupied Buildings under Construction, Second Edition 2007, ANSI/SMACNA 008-2008 (Chapter 3) and describes control measures to be implemented during construction. Numerous complementary control measures may be necessary to maintain good IAQ during construction. The control measures required in this project – HVAC protection, source control, pathway interruption, housekeeping, and scheduling – are described in the following sections.

1. HVAC Protection

- A. Cover and protect all air handling and distribution equipment, air supply and return ducting during construction (including return air grilles in both new and existing space), openings, grilles, ducts, plenums, etc. to prevent water, moisture, dust, and other contaminate intrusion.
- B. Apply protection immediately after installation of equipment and ducting.
- C. Ducting runs that require more than a single day to install shall be protected at the end of each day's work.
- D. Diffusers will not be installed until plastic is removed from duct openings at the startup of systems.
- E. During construction, install temporary filtration media with at least a Minimum Efficiency Reporting Value (MERV) of 8 as determined by ASHRAE 52.2-1999 on all return grills.
- F. Prior to occupancy, install filtration media with at least a Minimum Efficiency Reporting Value (MERV) of 13 as determined by ASHRAE 52.2-1999 on all return grills.
- G. Inspect temporary filtration and HVAC protection weekly and replace and maintain as necessary.

2. Source Control

- A. Low-emitting products will be used throughout the project, including caulks, adhesives, paints, and coatings, cleaning agents, solvents, carpets and composite woods.
- B. All on-site workers are required to check-in with site superintendent before using any caulks, adhesives, paints, coatings, cleaning agents, solvents inside the building.
- C. Provide adequate ventilation of packaged dry products prior to installation. Remove from packaging and ventilate in a secure, dry, well-ventilated space free from strong contaminant sources and residues. Provide a temperature range of 60 degrees F minimum to 90 degrees F maximum continuously during the ventilation period. Do not ventilate within limits of Work unless otherwise approved by Architect.
- D. Drywall dust to be controlled through proper ventilation and isolation of affected areas.
- E. Route material deliveries and construction waste removal around the exterior of the building, not through it.
- F. Inspect source control measures weekly and replace and maintain as necessary.

3. Pathway Interruption:

- A. The Owner does not plan to occupy the building until construction is complete.
- B. Erect temporary barriers to separate construction or demolition activities from occupied areas of the building using 6-mil ply sheeting.
- C. Construction entry mats will be maintained at each entry to limit dirt and debris from entering the building.

4. Housekeeping:

- A. Minimize accumulation of dust fumes, vapors, or gases in the building.
- B. Suppress dust with wetting agents or sweeping compounds.
- C. Use low-VOC cleaning agents.
- D. Increase the cleaning frequency when dust build-up is noted.
- E. Remove accumulated water, spills or excess applications of products as soon as possible. Keep work areas as dry as possible.
- F. Store volatile liquids, including fuels and solvents, in closed containers and outside of the tenant space or occupied areas of the building when not in use.
- G. Keep all liquid containers closed when the container is inside of the building and not in use.
- H. Use sweeping compound on a weekly basis after the building is closed in. Scheduling:
- I. Schedule for application of interior finishes including timeframes for the application of wet materials onto dry materials, dry materials onto wet materials, and expected curing times for applied wet materials.
- J. Wet materials include all paints, adhesives, sealants, coatings, finishes and spray-applied finish or exposed materials.
- K. Insure that all wet applied interior finish materials are properly and fully cured before installing other finish materials over them.
- L. Install carpets and furnishings after all other interior finish materials have been applied and fully cured.
- M. Provide sufficient ventilation, air circulation and air changes to properly cure materials.
- N. Provide sufficient ventilation, air circulation and air changes to dissipate odor, dust and excess humidity when present.

5. Protection of Stored Materials Measures:

- A. Store all materials according to the manufacturer's recommendations.
- B. Protect stored on-site or installed absorptive or porous materials such as batt insulation and drywall from exposure to moisture.
- C. Materials that are intended to be used indoors and protected from the weather are stored in a manner to protect them from the weather.
- D. Materials that are installed will be inspected for cleanliness prior to being installed on the project. Materials that are dirty or covered in dust will be cleaned prior to installation.

6. Protection of Materials During and After Installation Measures:

- A. Do not use wet damaged porous materials in the building.
- B. Prevent entry of construction debris and materials into occupied areas of the building.
- C. Minimize use of exterior construction related equipment near unsealed doors and windows on occupied areas of the building.
- D. Seal doors and windows in occupied areas with 6-mil ply sheeting when exterior construction related equipment must operate near them for greater than a one-hour period.

II. Inspection, Documentation & Reporting

This section to be completed by all General Contractor's bidding the project and submitted with all other required documents with **Bid Submittal**.

The Contractor shall perform regular and ongoing IAQ inspection to verify that the measures outlined in the IAQ plan are being met and maintained. The contractor will track and maintain records of regular inspections, corrections and actions taken through a tracking spreadsheet and include the spreadsheet with weekly construction reports.

The Contractor acknowledges inclusion of these requirements in the submitted bid and if selected to perform the project attest to receipt and implementation of all items contained herein during the entire project timeframe until such time completion of all work is completed and project is accepted by owner for turnover.

Site #: _____ **Entity#:** _____ **Store #:** _____

Contractor Company Name

Date

Signature

III. Completion and Final Submission

This section to be completed by the General Contractor awarded the project contract and submitted with all other required documents with **Final Draw** submittal.

The Contractor confirms all requirements have been met during the duration of construction of this project in accordance with the requirements 1 – 6 of this document and shall maintain all reports, receipts and documentation on file for a minimum of five years and shall remit to Taco Bell of America, LLC upon request.

Site #: _____ **Entity#:** _____ **Store #:** _____

Contractor Company Name

Date

Signature