Credit Intent
This credit attempts to maintain indoor air quality during construction and renovation activities, in order to protect the comfort and wellbeing of both building occupants and construction workers. This is done through the development and implementation of an Indoor Air Quality Management Plan.

Feasibility
In order to create and utilize an IAQ Management Plan, certain actions must be taken by the general contractor. Examples include developing means to protect the HVAC system during construction, controlling sources of pollutants, blocking contamination pathways, and utilizing proper sequencing to avoid contamination of absorptive materials.

Analysis
If an IAQ Management Plan were to be used in this particular project, it would include a number of different steps for the construction process. Some components are listed below:

- The HVAC systems to be used permanently in the building should not be used during construction, as contamination of the equipment could occur. Alternatives such as temporary heaters are better, and given the relatively mild climate of Stanford, alternative measures are most likely not necessary.
- Protect the HVAC equipment from dust and odors. If a portion of the building is inhabited during construction, try to avoid use of the HVAC system. If this is not possible, protect the return sides of the system. Additionally, all duct and equipment openings should be sealed with plastic where possible, and install temporary filters (MERV 8 or greater) over grilles and openings.
- Check for leaks in the return ducts and air handlers.
- Avoid using mechanical rooms for construction storage.
- Replace all used filtration media immediately prior to building occupancy.
- Use finishing materials with low to no toxicity levels (paints, carpeting, adhesives, sealants, etc.)
- Develop control measures for use of materials containing VOC’s.
- Toxic materials should be in containers that can be isolated and properly ventilated.
- Isolate areas of construction work to avoid contamination of occupied spaces.
- Ventilate using 100% outside air when using VOC-containing materials. Additionally, require VOC-safe masks for workers installing VOC-containing materials.
- Depressurize construction areas in order to contain dust and odors between construction zones and clean areas.
- Include temporary barriers around the construction zone.
- Create and implement housekeeping plan to control presence of contaminants in building spaces.
- Any porous building materials are to be stored in a clean area that is protected from moisture exposure.

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- Coordinate construction plan so that completed portions of the building can be occupied without disruption.
- Conduct any activities with the potential for high pollution levels during off-hours, such as weekends or evenings.
- Use low-toxic cleaning supplies for surfaces, equipment, etc. during construction.
- Use wet-sanding for gypsum board (if included in project)
- Install plastic sheeting or other protective measure during fireproofing.
- Allow enough time for airing out/flushing of the building before occupancy.