

SCOPE: This plan applies to all interior facility construction and operations at 31 W 52nd Street located at 31 W 52nd Street, New York City, New York, and provides guidelines for indoor air quality management to sustain the comfort and well-being of construction workers and building occupants. This plan was established in March 2022 and is reviewed annually and shall continue indefinitely or until amended and/or replaced by a subsequent policy.

GOALS - All materials and products incorporated and utilized on property must successfully limit and control indoor air contaminants potentially stemming from their implementation and continuing into the building occupancy. This effort is to minimize off-gassing or noxious odors and to facilitate the assessment and treatment of indoor air quality issues.

MANAGEMENT AND MAINTENANCE

Source Control – Manage pollutant sources through the following:

- Properly sealing doors, floors, and windows
- Regularly checking for and eliminating mold
- Installing appliances so that they vent to the outside
- Diluting and removing pollutants through ventilation
- Using filtration to clean the air

Source Control – Manage Moisture through the following:

- Using moisture tolerant materials
- Setting up systems to divert water away from the building
- Implement a building – wide smoke-free policy

Housekeeping – Efforts to minimize indoor air quality issues, these include:

- Maintenance of interior plans where necessary
- Disposal of garbage and other waste
- Hygienic storage of foods, including refrigeration where necessary
- Prohibiting products or other sources of harmful or bothersome odors and contaminants.

Ventilation – Further reduce air contaminants through the following:

- Detail regular ventilation for the building
- Establish filtration maintenance plan
- Maintain ventilation systems
- Avoid the blockage of ventilation supply, exhaust and other grilles

- Establish an Indoor Air Quality notification system to alert building management of potential issues

PROCUREMENT – Ensures that all new products and materials procured within the project meet the required thresholds from at least **five** of the product categories below. For each product category selected, ensure products and materials are either naturally low-emitting products (stones, ceramics, concrete, untreated solid wood) or meet the applicable certification and testing standards below:

- Interior Insulation: 100% of insulation
- Flooring Systems: 100% of all systems
- Ceiling Systems: 90% of systems by square feet or meters
- Wall Paneling: 100% of all paneling including, but not limited to interior wall assemblies, gypsum board, doors, frames, wall coverings, window systems, and interior surfaces of exterior walls)
- Paints and Coatings: 90% by volume for emissions and 100% for VOC content of paints and coatings applied on-site and used on the interior of the air barrier
- Adhesives and Sealants: 90% by volume for emissions and 100% for VOC of adhesives and sealants applied on-site and used on the interior of the air barrier.
- Furniture: 90% by cost of furniture
- Composite Wood: 100% of composite wood for cabinetry, excluding flooring, ceiling, wall panels, or furniture.

See appendix 1 for accepted certification and testing standards

CONSTRUCTION AND RENOVATIONS - Includes a plan for managing indoor air quality during any construction and major renovations and prior to occupancy. The plan must at a minimum control for the following categories:

Moisture, such as:

- storing all absorbent products and materials separately in areas that are protected from dust and moisture.
- avoiding enclosing wet materials during construction.

Particulates, such as:

- protecting permanently installed ventilation systems during construction
- employing entryway systems at all construction site entrances and exists

VOCs, such as:

- storing VOCs separately from absorbent products and materials
- installing all possible paints/coatings and adhesives and sealants prior to absorbent products and materials

Outdoor emissions, such as:

- Developing a plan to protect occupied spaces from outdoor fumes generated by construction activities.

Tobacco, such as:

- prohibiting smoking within the construction site

Noise and vibrations, such as:

- Reducing noise and vibrations from construction equipment

Ensuring that construction crews wear protective gear.

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

QUALITY CONTROL - The Construction IAQ Management Plan shall be discussed prior to any construction activity. Discussions involving this topic shall include the methods to be utilized to prevent and effectively control construction related air pollutants and their related issues.

APPENDIX 1:

Accepted certification and testing standards:

- Certified to UL GREENGUARD Gold (accepted for all categories' VOC emission requirements except Composite Wood)
- California Department of Public Health Standard Method V1.2 2017 (accepted for all categories' VOC emission requirements except Furniture and Composite Wood)
- California Air Resources Board (CARB) 2007 Suggested Control Measure (SCM) for Architectural Coatings (accepted for Paints and Coatings VOC content requirements)
- California Air Resources Board (CARB) requirements for ultra-low-emitting formaldehyde (ULEF) resins or no-added formaldehyde based resins (Accepted for Composite Wood)
- South Coast Air Quality Management District SCAQMD Rule 1113 (accepted for Paints and Coatings VOC content requirements)
- South Coast Air Quality Management District SCAQMD Rule 1168 (accepted for Adhesives and Sealants VOC content requirements)
- ANSI/BIFMA e3 2019 credits 7.6.1, 7.6.2, and 7.6.3 (accepted for Furniture)
- EPA TSCA Title VI for ultra-low-emitting formaldehyde (ULEF) resins or no added formaldehyde resins (NAF) (accepted for Composite Wood)
- AgBB Testing and Evaluation Scheme 2010 (accepted for all categories' VOC emissions requirements except Furniture)
- EN16402 (accepted for Paints and Coatings VOC content requirements)
- EN13999 (Parts 1-4) (accepted for Adhesives and Sealants VOC content requirements)
- Green Star – Interiors v1.2 credit 12 for Indoor Pollutants to show compliance with low-emitting materials (accepted for Paints and Coatings, Adhesives and Sealants, and Composite Wood)
- European Decopaint Directive (2004/42/EC) (accepted for Paints and Coatings, Adhesives and Sealants VOC content requirements)
- Canadian VOC Concentration Limits for Architectural Coatings (accepted for Paints and Coatings, Adhesives and Sealants VOC content requirements)
 - Hong Kong Air Pollution Control (VOC) Regulation (accepted for Paints and Coatings, Adhesives and Sealants VOC content requirements)

4