

INDOOR AIR QUALITY ASSESSMENT AND REMEDIATION

Minimize Health and Productivity Risks at Your Facility with Air Quality Inspection and Remediation



A facility's indoor air quality (IAQ) is critically important to the health, well-being, and productivity of occupants. Interior air spaces can be contaminated by substances, lack of fresh air, and poorly functioning HVAC systems.

The GEM Service IAQ Assessment and Remediation Team is certified and specially trained to inspect and detect areas of concern in all interior air spaces. If problems are detected, our technicians can make the necessary repairs and/or perform the maintenance required to remediate these issues, to eliminate the source of your building's indoor air contamination.

FAQS

- 1) What are some of the warning signs of poor indoor air quality (IAQ) in our building?** Major indicators of poor IAQ include increased absenteeism; reports of health issues from employees or other building occupants such as throat or nose irritation, coughs and colds, and allergies; temperature or air flow complaints such as indoor air spaces being too warm or too cold; accelerating deterioration of furnishings and equipment; decreased building efficiency. There may also be visible signs in the building's indoor air spaces and heating/cooling systems indicating poor IAQ conditions such as: poor indoor ventilation trapping dust, mold, or other contaminants; water leaks and dampness creating higher humidity; clogged air vent filters; blocked air vents, and improper modifications to HVAC system hardware and settings. According to a NIOSH indoor air quality study of 500 buildings, inadequate ventilation was the cause of IAQ issues 52% of the time.
- 2) We're not getting any complaints, so why would we need to do an IAQ assessment?** Building occupants who experience recurring illness or health issues typically do not think to associate those issues to poor indoor air quality. Even if you've conducted your own inspections, or haven't received any health complaints from employees, an IAQ assessment provides you with the truth about your facility's air quality, as well as useful documentation in case of future health issues.
- 3) What does a typical IAQ assessment look like?** After an initial site walkthrough to inspect for physical signs of air quality issues (such as evidence of water leakage, mold growth, etc.), the GEM Service team carefully inspects all aspects of your facility's HVAC system. In the next phase, we use testing and metering equipment to measure and log key air quality indicators throughout the building interior. Other equipment may also be used for detection of air particles and temperature differences.



More FAQs on page 2 →

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FAQS

4) Will our operations be interrupted during the assessment?

No. The IAQ assessment will not interfere with your business operations, and your staff or building occupants will not be inconvenienced.

5) What will the results of the IAQ assessment include?

Your final IAQ report will contain the following information:

- Assessment findings and observations
- Recommendation of any immediate actions on IAQ issues
- A plan to repair or remedy the IAQ issue
- Measures required to protect building occupants during repairs (if any required)
- Timeline for any repairs that must be performed

6) Can GEM Service perform repairs to remediate any found IAQ issues?

Yes. Our certified HVAC and building facility technicians can perform any required work on your building's HVAC system. Our team can also perform other repairs in your building which may contribute to IAQ problems, such as blocked ventilation areas, leaky windows, clogged or leaking ductwork, and other building-related issues. If all or part of your building's HVAC system requires replacement, our team can also perform this work.

7) What is your follow-up process once work is complete?

A comprehensive follow-up inspection is conducted, complete with an assessment report and photos of all completed work.

8) What should we be looking for when hiring an IAQ assessment firm?

The EPA provides the following recommendations when searching for, and working with, a third-party IAQ assessment firm:

- Company reputation
- Experience in solving IAQ issues that are similar to those in your building
- Quality of prior proposals, final reports, and other work products
- Knowledge of local building codes and climate conditions