



## **The Office Maximizer Report™**

Information to help you get maximum value from your office leases and facilities

### **Technical Lease Issues: Indoor Air Quality**

*The quality of the air in an enclosed office building is directly affected by the quantity of outdoor air introduced into the building. There are numerous problems that can be attributed to a building with poor indoor air quality including employee productivity/health issues and employer liability.*

Most buildings that were built prior to the 1990's, especially during the 1970's, were designed per code to provide a minimum of 5 CFM (cubic feet per minute) per person based on 150 gross SF per occupant. The current standard set by the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) requires a minimum of 15 CFM per person, three times as much than before. **Even though the current design criteria has increased the outside air quantities, the owners of existing buildings are not required by local building code officials to upgrade their mechanical systems.**

Other aspects that can contribute to a poor indoor air quality are the off gases known as VOC (Volatile Organic Compounds) from the materials that are used in a new construction such as paint, vinyl floor and wall covering, carpeting, etc. With time, the level of VOC's in the new or remodeled space will be reduced to the level found in other parts of the building. However, a building with an inefficient ventilation system further compounds the problem.

Obviously, a prospective tenant or buyer should be knowledgeable of a building's HVAC system including the volume of outside air that is being brought into the building before occupancy. Please note that there will be a substantial cost difference to the owner/landlord for meeting these standards that will be reflected in the rental rate.

This e-newsletter is provided by The Pinnacle Group, creators of The Office Maximizer Method™

[sawtelle@idworld.net](mailto:sawtelle@idworld.net) • Michael E. Sawtelle, CCIM