

INDOOR AIR QUALITY DESIGN REQUIREMENTS

Plans for school building projects proposed within the Ledyard Public School District shall include design requirements that provide for the maintenance of proper indoor air quality.

Definitions

"School building project" means:

(1) The construction, purchase, extension, replacement, renovation or major alteration of a building to be used for public school purposes, including the equipping and furnishing of any such construction, purchase, extension, replacement, renovation or major alteration, the improvement of land therefore, or the improvement of the site of an existing building for public school purposes, but shall not include the cost of a site, except as provided in subsection (b) of section 10-286d of the Connecticut General Statutes (CGS); and

(2) The addition to, renovation of and equipping and furnishing of any such addition to or renovation of any building which may be leased, upon the approval of the Commissioner of Education or the Commissioner of Administrative Services, to the Ledyard Board of Education for a term of twenty (20) years or more for use in furnishing education of public school pupils.

"Extension" of an existing school building means the addition to an existing building or remaining portion of an existing building damaged by fire, flood or other natural catastrophe, or the erection of a new structure or group of structures on the same site which, together with the existing building, is designed to house pupils in an educational program under the supervision of one school principal.

"Replacement" of a school building means the erection of a new structure on the same or another site to replace a school building totally destroyed by fire, flood or other natural catastrophe or one to be abandoned for school use upon completion of its replacement.

"Major alteration" means a capital improvement of an existing building, the total project costs of which exceed ten thousand dollars (\$10,000.00) except for projects approved pursuant to subsection (a) of CGS section 10-65 (agricultural science and technology education centers), for public school purposes resulting in improved educational conditions.

"Renovation" means a school building project to totally refurbish an existing building (A) which results in the renovated facility taking on a useful life comparable to that of a new facility and which will cost less than building a new facility as determined by the Department of Administrative Services, provided the District may submit a feasibility study and cost analysis of the project prepared by an independent licensed architect to the Department of Administrative Services prior to final plan approval, (B) which was not previously renovated during the twenty (20)-year period ending on the date of application, and (C) of which not less than seventy-five (75) per cent of the facility to be renovated is at least thirty (30) years old.

Design Requirements

If the proposed site is in an area of moderate or high radon potential, as indicated in the Department of Environmental Protection's Radon Potential Map, or similar subsequent

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publications, the school building project plans shall incorporate construction techniques to mitigate radon levels in the air of the facility.

If the school building project includes new roof construction or total replacement of an existing roof, the plans shall require:

- A minimum roof pitch of one-half inch per foot,
- A minimum twenty-year unlimited manufacturer's guarantee for water tightness covering material and workmanship on the entire roofing system,
- The inclusion of vapor barriers, insulation, bitumen, felts, membranes, flashings, metals, decks and any other feature required by the roof design, and
- That all manufacturer's materials to be used in the roofing system are specified to meet the latest standards for individual components of the roofing systems of the American Society for Testing and Materials.

In the case of a major alteration, renovation or extension of a building to be used for public school purposes, the plans shall incorporate the guidelines set forth in the Sheet Metal and Air Conditioning Contractors National Association's publication entitled "Indoor Air Quality Guidelines for Occupied Buildings Under Construction" or similar subsequent publications.

In the case of a new construction, extension, renovation or replacement building project, the plans shall include a specific program of training for the building maintenance staff responsible for such facility in the appropriate areas of plant operations including, but not limited to, heating, ventilation and air conditioning systems, with specific training relative to indoor air quality. This training shall focus on the operation and maintenance of the plant systems and components being upgraded, replaced, and/or newly installed. Maintenance personnel shall operate and maintain such systems in accordance with the requirements of Policy 3510.1, Indoor Air Quality Program, and its attendant regulations.

Environmental Site Assessment

In the case of a school building project which is a new construction, extension or replacement of a building to be used for public school purposes, a Phase I environmental site assessment shall be conducted in accordance with the American Society for Testing and Materials Standard #1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, or similar subsequent standards. The assessment shall be completed prior to the approval of the architectural plans pursuant to the provisions of CGS section 10-292.

Legal References:

Connecticut General Statutes (last amended by specified Public Act (PA))

- 10-282. Definitions. (PA 17-2, June Special Session (SS))
- 10-283. Applications for grants for school building projects. (PA 17-2, June SS)
- 10-285a. Percentage determination for school building project grants. (PA 17-2, June SS)
- 10-286. Computation of school building project grants. (PA 14-90)
- 10-286d. Site-acquisition grant. (PA 13-247)
- 10-291. Approval of plans and site. Expense limit. (PA 13-256)

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10-292. Review of final plans by Commissioner of Administrative Services
Exceptions; role of local officials. (PA 17-202)

Public Act 03-220, An Act Concerning Indoor Air Quality in Schools.

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