



IEC Project Highlight
LEED EQ 3.2 Certification Testing
University of Texas System Administration Building



Indoor Environmental Consultants, Inc. (IEC) provided LEED certification indoor environmental quality (IEQ) testing for the University of Texas System Administration building located in downtown **Austin, Texas**. The project involved the construction of a new 19-story building with approximately 330,000 gross square feet (excluding parking). Eight floors provide parking for employees, tenants, and guests. Six floors are UT System Administration offices. Retail, restaurant, and office lease space are available on four floors. The Board of Regents meeting room and support space, along with a multipurpose room available for use by all UT institutions, make up the second floor. The building was designed to achieve LEED Silver certification.

The University of Texas System through its HVAC mechanical contractor **The Brandt Companies** opted to obtain the LEED EQ Credit 3.2 for Construction Indoor Air Quality Management Plan: Before Occupancy by utilizing the testing option 2 under LEED 2009 for New Construction in lieu of a building flush-out due to occupancy deadlines and energy costs.

IEC successfully completed the sampling of the building according to LEED guidelines prior to the occupancy deadline. The sampling plan included a phased implementation of the air testing as the building areas became available, and were prioritized by The Brandt Companies project management based on expected completion dates. The intent of the phased implementation was to accommodate the occupancy of specific areas of the building prior to the full completion of other areas of the building. The 21 sampling locations were identified based on square footage served by HVAC air handling units and building configuration. The project met the LEED-2009 established maximum concentration levels that must not be exceeded in order to meet certification criteria.

Contaminant	Maximum Concentration **
Formaldehyde	27 parts per billion
Particulates (PM10)	50 micrograms per cubic meter
Total Volatile Organic Compounds (TVOC)	500 micrograms per cubic meter
Carbon Monoxide	9 parts per million and no greater than 2 parts per million above outdoor levels

** The requirement is to verify an indoor concentration that does not exceed the maximum concentration specified, with the building ventilations system operating in the minimum outside air mode.