

## Indoor Air Quality Audits (IAQA)

There are many factors to consider when conducting indoor air quality audits of a particular building. What needs inspecting, what to sample, when to sample, how to sample and how to interpret the results of inspections and monitoring all requires careful consideration. The consideration of these factors and their implementation will vary depending on the objectives of conducting the audits.

### Objectives of conducting IAQ audits may include:

- Investigating and resolving occupant complaints
- To prevent IAQ complaints
- To benchmark the building IAQ for comparisons with future audits
- Due diligence
- Compliance with standards or codes

The objectives and budgets ultimately decide the scope of work to be implemented.

The scope of work must also represent the best use of the allocated dollars towards best practice management of Indoor Air Quality.

### As a building owner or property manager some of the following questions should help assess your needs:

- Do we currently have an IAQ management policy?
- How do we approach and investigate occupant complaints of ill health and discomfort?
- Are these complaints documented, investigated, solved and communicated to the relevant parties?
- What did we learn from the process? Can we improve IAQ management?
- Do we have an IAQ audit strategy in place to validate the IAQ in occupied areas?
- How do our maintenance contracts on the HVAC plan impact on the IAQ being achieved?
- If we were to defend any litigation regarding IAQ in our buildings how much protection would we have from our current strategies?

The questions above are just an indication to assist you assessing your current approach and possible needs. At A G & G Services we have a diverse range of technical consulting, testing and remedial services that aim to meet the needs of our clients. Because we offer the largest range of IAQ related services on the market we can look at each of your buildings and prepare proposals that get the best of your budgets and consider the best practice principles of IAQ management.