



CASE STUDY- MONITORING VENTILATION PROVIDED BY A LANDLORD

The monitoring stations measure a range of environmental parameters including carbon dioxide. In buildings where occupants are the main pollution source, as is the case in most offices, carbon dioxide is a good indicator of ventilation adequacy and a level of 1000 ppm equates to approximately 8 litres per second per person, which is the minimum recommended by CIBSE.

The graph below shows example results from a monitoring station installed in a high rise office block in which the clients are tenants. The landlord is contracted to provide ventilation to the building and this is achieved by means of a central ventilation system which supplies outdoor air to air handling units on each floor, via a central riser.

The graph shows that, in general, ventilation was adequate as the carbon dioxide level peaked at around 1000 ppm. However, on 1st March a very large carbon dioxide peak of 2,100 ppm was measured by the monitoring station. The tenants occupy four floors of the building and similar peaks were also measured from the monitoring stations on the other floors. The extreme nature of the peak and the fact that it was experienced on other floors, almost certainly indicate a failure in the central ventilation supply on this day. As the landlord was contracted to supply the ventilation it was possible for the tenant to use the monitoring station evidence from this and other days, when similar problems occurred, to seek compensation for the failures.

AUDITAIRE 3000 EXAMPLE GRAPH

