

Air Filtration, Ventilation & Indoor Environmental Quality (IEQ) Testing

Optimal air filtration and ventilation are an essential part of our long-term commitment to a safe and healthy workplace environment.



Air Filtration

- Our mechanical systems use high-efficiency MERV (minimum efficiency reporting value) rated air filters based on the latest industry guidance. Filters are disinfected as part of the replacement process and coils and unit interiors are sanitized to maximize air quality.
- 75% of our workplace communities, including 100% of our high-rises and 60% of our campus offices, use MERV 13 or higher.
- As the MERV rating increases, the capture rate for particulates also increases, which increases the restriction to airflow and can limit overall air delivery and fresh air intake. We're balancing filter rating with maximizing ventilation to support optimal air quality.

75% of All Workplaces Use MERV 13 or Higher Filters

MERV 8

Typically used in small rooftop units and water source heat pumps. Currently, a small percentage of Irvine Company Office buildings use a MERV 8 filter.

MERV 11

Typically used in medium size rooftop units and HVAC systems. Irvine Company has proactively upgraded to this level from MERV 8 wherever possible, based on system design.

MERV 13

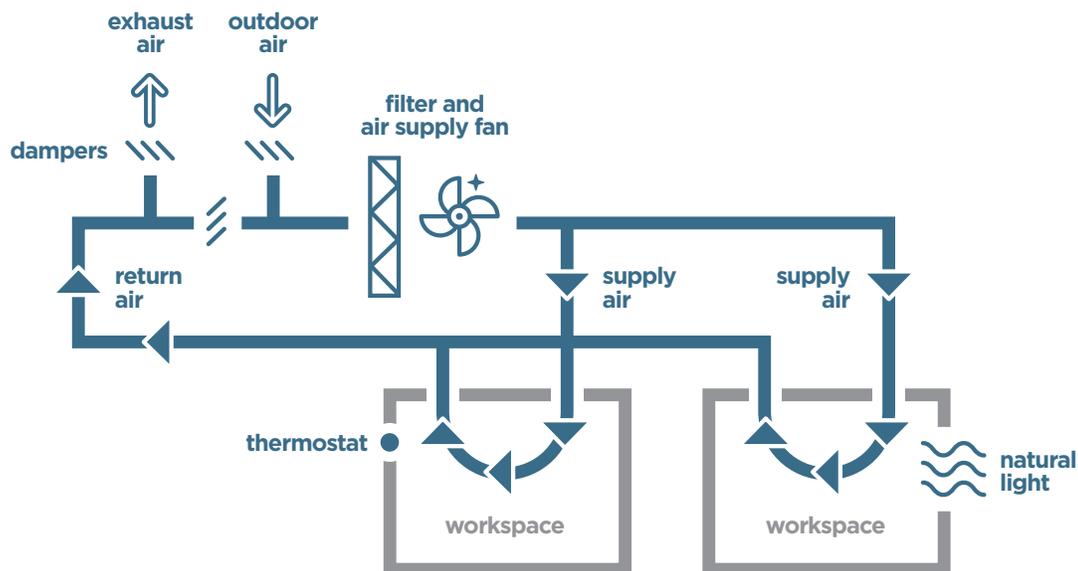
The standard filter for our high-rise buildings and larger rooftop units on campus offices. 100% of high-rises are MERV 13 or higher and 60% of campus offices are MERV 13.

MERV 15

Typically used in our high-rise buildings with larger, central systems and to filter outside air intake. Irvine Company is proactively upgrading to MERV 15 wherever possible in high-rises with these system designs.

Fresh Air Exchange

- ⋮ Ventilation rates are important for fresh air exchange and minimizing stale air circulation. Different building systems have different ventilation designs, and our teams are implementing solutions to maximize fresh air exchange.
- We flush and replace the air in our workplaces at regular intervals, both during occupancy and after hours.
- Indoor air is flushed and replaced on average every 60 minutes. In our restrooms, air is replaced approximately 10 times every hour.
- Automated, alarmed sensors and handheld humidity meters help optimize humidity levels.



Facility Readiness and Indoor Environmental Quality (IEQ) Testing

- ⋮ Our comprehensive facilities readiness process includes conducting evaluations and enhancements across Irvine Company Workplace Communities to support a safe return to the workplace.
- As part of this readiness process, indoor environmental consultant UL performs onsite Indoor Environment Quality (IEQ) testing that goes above industry standards.
- IEQ testing evaluates air, water and cleaning effectiveness in the workplace community.

Our Commitment to a Safe and Healthy Workplace

- ⋮ Our engineers are continually monitoring filtration, ventilation rates, temperature and humidity levels for an optimized workplace environment.
- ⋮ We're evolving our protocols in keeping with the latest guidelines, including reviewing ASHRAE's positions and recommendations from Indoor Air Quality (IAQ) consultants. We're also exploring technologies, like UV lighting and bi-polar ionization, to support indoor air quality.