

# EBCx Services

Has over 40 years of experience making buildings operate comfortably, safely and energy efficiently.

Our business started as a family owned mechanical contractor in Miami, FL, founded by Cal Gordon in 1958.

Scott Gordon, Cal's son started working in the business in 1973. With over four decades of experience in the mechanical contracting, controls, engineering and energy services industries, Scott established EBCx Services in 2016.

The history behind EBCx Services provides decades of hands-on experience helping to make the built environment operate comfortably, safely and energy efficiently. We roll up our sleeves and do what it takes to make buildings work.

## Services

- Indoor Air Quality (IAQ) Investigations
- Existing Building Commissioning (EBCx, RCx)
- New Building Commissioning
- Performance Verification
- Control System Retuning
- Trouble Shooting / Diagnostics
- Building Enclosure Testing
- Energy Audits / Assessments
- Thermal Infrared Imaging / Analysis
- Testing, Adjusting & Balancing (TAB) of HVAC Systems
- Training

## Credentials

- Certified Indoor Air Quality Professional (CIAQP)
- NEBB Certified Professional
- Class A Certified Air Conditioning Contractor Florida (CAC021304)
- Certified Energy Manager (CEM)
- Certified Measurement & Verification Professional (CMVP)
- Certified Demand Side Manager (CDSM)
- Certificate Member (CM) with RSES
- LEED AP O+M

## Associations

- NEBB
- ASHRAE
- Association of Energy Engineers (AEE)
- Refrigeration Service Engineers Society (RSES)

**2609 N Forest Ridge Blvd #280**  
**Hernando, FL 34442**  
**352.327.9385 / 423.737.5085**  
**[www.ebcxservices.com](http://www.ebcxservices.com)**

**EBCx Services**  
Optimizing Buildings since 1981

Improving Indoor Air  
Quality (IAQ) in  
Existing Buildings



**EBCx Services**  
Optimizing Buildings since 1981

Indoor Air Quality (IAQ) is one of many factors that determine building functionality and economics. IAQ affects building occupants and their ability to conduct their activities; creates positive or negative impressions on customers, clients, and other visitors to a building; and can impact the ability to rent building space. When IAQ is bad, building owners and managers can find themselves devoting considerable resources to resolving occupants' complaints or dealing with extended periods of building closure, major repair costs and expensive legal actions. When IAQ is good, buildings are more desirable places to work, to learn, to conduct business and to rent.

Poor IAQ is a common problem found in buildings including schools, offices, government facilities, hospitals and hotels.

According to the National Institute for Occupational Safety and Health (NIOSH), up to 52 percent of indoor air quality problems are the result of insufficient or ineffective ventilation from the HVAC system. In addition, the outside air we are bringing in can be up to 10x more polluted than the indoor air is.

Restricted outdoor air intakes are a common problem that lead to poor IAQ in existing buildings.



**According to the Environmental Protection Agency (EPA), the average American spends 87% of their life indoors.**

**Most of the time, air quality inside a building is far worse than it is outside.**

### Common Causes of IAQ Problems

- Improper design of HVAC system
- Inadequate ventilation rates
- Loading docks near outdoor air intakes
- Inadequate maintenance of HVAC systems
- Poor air filtration
- Building pressurization issues
- Building envelope leakage issues
- Cleaning chemicals stored inside equipment rooms
- Inadequate cleaning chemicals/procedures
- Off gassing of building materials



### Benefits of an IAQ Management Plan

- Provides guidance to the facility staff regarding preventative maintenance actions that can help reduce the chance of a major IAQ event
- Provides building management with a living document to record any IAQ complaints and resolutions (if any) that may have been performed
- If a legal issue arises, the plan provides documentation which shows that the building owner and manager were proactive towards maintaining a safe indoor environment for building occupants.

### Why EBCx Services

EBCx Services holds certification with the Association of Energy Engineers (AEE) as a Certified Indoor Air Quality Professional (CIAQP). CIAQP certification is recognition for IAQ



professionals who have demonstrated a high level of competence in their field, and an in-depth knowledge of the principles and practices of indoor air quality assessment, design, management and problem mitigation.

EBCx Services takes a holistic technical approach to performing IAQ Investigations and developing IAQ Management Plans. We understand that IAQ problems are multifaceted, and often impact various systems within a building. EBCx Services focuses on the HVAC system, building envelope and how the building is operated to identify the root cause of IAQ issues and determine the most appropriate resolutions.

