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RGS

GAS
MONITORING
REPORT

job number	C5257/25/E/GM
date	28/08/2025
site address	Land off Olney Street, Slaithwaite, Huddersfield, West Yorkshire, HD7 5EG
written by	T. Merry
checked by	I. Sakoor
issued by	T. Merry

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Our Ref C5257/25/E/GM
28th August 2025

Olney Street,
Huddersfield,
West Yorkshire,
HD7 5EG

For the attention of Paul Coletta,

Dear Paul,

Ref: Land off Olney Street, Slaithwaite, Huddersfield, West Yorkshire, HD7 5EG.

Further to our report on a geo-environmental investigation (C5257/25/E/8069) which was presented in July 2025, we have now completed the gas monitoring and present our findings.

Monitoring

Gas monitoring standpipes were installed to between 1.52m and 2.49m depth in boreholes BH01, BH02 and BH04, the locations of which are provided on the site plan presented as Appendix 1 of the geo-environmental report. Visits were made to the site between the 25th June and the 26th August 2025. The results of this work are tabulated below.

Table 1: Gas monitoring

Location	Date	CH_4 (%)	CO_2 (%)	O_2 (%)	Flow (l/hr)	Barometric Pressure (mb)	Water Level (m)	Standpipe Depth (m)
BH01	25.06.2025	0.0	0.9	20.0	0.0	1010↑	DRY	1.52
	03.07.2025	0.0	1.2	20.2	0.0	1026↑	DRY	
	09.07.2025	0.0	1.4	19.8	0.0	1021↑	DRY	
	16.07.2025	0.0	1.2	19.8	0.0	1015↑	DRY	
	13.08.2025	0.0	0.9	20.5	0.0	1013↑	DRY	
	26.08.2025	0.0	0.8	20.5	0.0	1004↓	DRY	
BH02	25.06.2025	0.0	1.9	19.4	0.0	1010↑	DRY	2.02
	03.07.2025	0.0	0.9	20.0	0.0	1026↑	DRY	
	09.07.2025	0.0	1.2	19.9	0.0	1021↑	DRY	
	16.07.2025	0.0	1.4	19.8	0.0	1015↑	DRY	
	13.08.2025	0.0	1.4	20.6	0.0	1013↑	DRY	
	26.08.2025	0.0	1.4	20.0	0.0	1004↓	DRY	
BH04	25.06.2025	0.0	0.7	20.2	0.0	1010↑	DRY	2.49
	03.07.2025	0.0	0.5	20.6	0.0	1026↑	DRY	
	09.07.2025	0.0	0.9	20.1	0.0	1021↑	DRY	
	16.07.2025	0.0	0.7	20.2	0.0	1015↑	DRY	
	13.08.2025	0.0	1.2	19.9	0.0	1013↑	DRY	
	26.08.2025	0.0	1.0	20.1	0.0	1004↓	DRY	

↑ rising pressure ↓ falling pressure → steady pressure

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The monitoring visits were undertaken using a GFM Series gas monitor (Serial No 13747/270525) which was last calibrated on the 27th May 2025.

Gas Concentrations

With respect to ground gas, the results of the completed monitoring regime indicated a negligible concentration of methane, with concentrations of carbon dioxide ranging between 0.5% and 1.9% in association with oxygen levels of between 19.4% and 20.6%. It should be appreciated that on non-contaminated sites there is generally about 20% by volume of oxygen, associated with low levels of carbon dioxide. In addition, a maximum flow rate of 0.0 litres per hour was recorded, as such, a flow rate of 0.1 liters per hour will be assumed in the following calculations.

The principal driving force for initiating the movement of gas in the ground is a change in barometric pressure. The most onerous gas condition on a site is usually observed on days of low or falling barometric pressure, preferably below 1000mb. It has been noted that measurements undertaken solely during high pressure conditions may be of lesser value. At this site the readings undertaken to date were at atmospheric pressures of between 1004mb and 1026mb.

In view of the above, it may be appreciated that the continued gas monitoring has revealed no increases in methane concentrations or flow rates. Moreover, the sixth visit took place during a period of known falling pressure.

Risk Assessment

In order to establish the gas screening value (GSV) for carbon dioxide or methane, the maximum gas concentration (expressed as a decimal) is multiplied by the borehole flow rate (l/hr). In this case 0.0% (0.000) methane was recorded along with 1.9% (0.019) carbon dioxide, in association with a maximum flow rate of 0.1 l/hr. This results in a GSV of 0.0000 l/hr for methane and a GSV of 0.0019 l/hr for carbon dioxide.

In accordance with Table 8.5, *Modified Wilson and Card classification* of the CIRIA report C665, *Assessing risks posed by ground gasses to building,* the site may be characterised as *Characteristic Situation Level 1*. It is therefore considered that there is a very low risk of harm to end users and site operatives and no special precautionary measures are required in accordance to Table 8.6, *Typical scope of gas protection measures,* of CIRIA report C665.

With regard to the number of monitoring visits required reference is made to Tables 5.5a and 5.5b of CIRIA report C665 (2007)[1].

Accepting that the proposed development is of moderate sensitivity (flats) and that the generation potential is very low, these tables suggest that 6 readings could be undertaken over a period of at least 2 months. However, C665 notes that *not all sites will require gas monitoring for the period and frequency indicated in Tables 5.5a and 5.5b.* In this case, a

[1] Adapted from tables 5.5a and 5.5b of CIRIA C665, 2007, *Assessing risks posed by hazardous ground gas to buildings, p60.*

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total of 6 monitoring visits were undertaken over a three-month time period.

In view of the above it is considered that with respect to gas monitoring, the site is fully characterised.

Remediation Strategy for Ground Gas

As a consequence of the above, the site may be characterised as *Characteristic Situation Level 1*. This conclusion was provisionally considered in the geo-environmental report. In this instance, it should be appreciated that the final monitoring regime has reinforced the characterisation of a low risk. As such, no specific remediation will be required to protect against bulk ground gases.

References

- British Standards Institution (2013), BS 8576 Guidance on Investigations for Ground Gas – Permanent Gases and Volatile Organic Compounds.
- British Standards Institution (2015 +A1:2019) BS8485: *Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings,* B.S.I., London.
- CIRIA Report C665, *Assessing risks posed by ground gasses to building.*

We trust that this information is of interest and should you have any other requirements do not hesitate to contact us.

For Rogers Geotechnical Services Ltd,

Yours Faithfully,





Tobias Merry MSci (Hons), FGS
Geo-environmental Engineer

Imran Sakoor BEng FGS
Geo-environmental Engineer

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Post Fieldworks Discrete Well Monitoring Site Record

Job No:	C/5257/25/E/8069	Client:	Paul Coletta	Visit:	1	Of	6
Site:	Olney Street, Huddersfield, HD7 5EG	Date:	25.06.2025				

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Tel: 01484 604 354
enquiries@rogersgeotech.co.uk

Location ID	Methane (%)		Carbon Dioxide (%)		Carbon Monoxide (ppm)		Hydrogen Sulphide (ppm)		Oxygen (%)		VOCs (ppm)		Flowrate (l/hr)		Water Depth (m)	Well Depth (m)	Installed Depth (m)	Comments
	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Minimum	Steady	Peak	Steady	Peak				
BH01	0.0	0.0	0.9	0.9	0.0	0.0	0.0	0.0	20.0	20.0	0.0	0.0	0.0	0.0	DRY	1.52	1.52	
BH02	0.0	0.0	1.9	1.9	0.0	0.0	0.0	0.0	19.4	19.4	0.0	0.0	0.0	0.0	DRY	2.02	2.02	
BH04	0.0	0.0	0.7	0.7	0.0	0.0	0.0	0.0	20.2	20.2	0.0	0.0	0.0	0.0	DRY	2.49	2.49	
Max.	0.0	0.0	1.9	1.9	0.0	0.0	0.0	0.0	20.2	20.2	0.0	0.0	0.0	0.0	DRY			
Min.	0.0	0.0	0.7	0.7	0.0	0.0	0.0	0.0	19.4	19.4	0.0	0.0	0.0	0.0	DRY			

ND - Not detected DRY - No water in well NM - Not Monitored (State Reason in comments)

Meteorological & Site Information	
General Ground Condition	Wet
Precipitation	0.3l/m2 in last 6 hours
Wind	9
Temperature	16
Barometric Pressure	1010
Pressure Trend	Rising

Monitor Technical Specifications								
Gas Monitor Used:	GFM Series							
Serial No:	13747/270525							
Monitor Gas Range	CH_4	5>60	CO_2	5<40	O_2	21.2		
Gas Flow Range	0-10 l/hr							
Date of Calibration	27.05.2025							
PID Monitor (If used)								
PID Monitor Serial No.								
Calibration Date.								

Monitoring Period Summary (All Visits)	Steady	Peak
Max CH_4	0.0	0.5
Max CO_2	1.9	1.9
Max CO	0.0	0.0
Max H_2S	0.0	0.0
Max O_2	20.6	20.6
Min O_2	20.0	20.0
Flow rate	0.0	0.0

	Start	End
Barometric Pressure	1010	1010

Operative Details.	M.Tuck

Post Fieldworks Discrete Well Monitoring Site Record

Job No:	C/5257/25/E/8069	Client:	Paul Coletta	Visit:	2	Of	6
Site:	Olney Street, Huddersfield, HD7 5EG	Date:	03.07.2025				

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Tel: 01484 604 354
enquiries@rogersgeotech.co.uk

Location ID	Methane (%)		Carbon Dioxide (%)		Carbon Monoxide (ppm)		Hydrogen Sulphide (ppm)		Oxygen (%)		VOCs (ppm)		Flowrate (l/hr)		Water Depth (m)	Well Depth (m)	Installed Depth (m)	Comments
	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Minimum	Steady	Peak	Steady	Peak				
BH01	0.0	0.0	1.2	1.2	0.0	0.0	0.0	0.0	20.2	20.2	0.0	0.0	0.0	0.0	DRY	1.52	1.52	
BH02	0.0	0.0	0.9	0.9	0.0	0.0	0.0	0.0	20.0	20.0	0.0	0.0	0.0	0.0	DRY	2.02	2.02	
BH04	0.0	0.0	0.5	0.5	0.0	0.0	0.0	0.0	20.6	20.6	0.0	0.0	0.0	0.0	DRY	2.49	2.49	
Max.	0.0	0.0	1.2	1.2	0.0	0.0	0.0	0.0	20.6	20.6	0.0	0.0	0.0	0.0	DRY			
Min.	0.0	0.0	0.5	0.5	0.0	0.0	0.0	0.0	20.0	20.0	0.0	0.0	0.0	0.0	DRY			

ND - Not detected DRY - No water in well NM - Not Monitored (State Reason in comments)

Meteorological & Site Information	
General Ground Condition	DRY
Precipitation	0l/m2 in last 12 hours
Wind	No data
Temperature	20
Barometric Pressure	1026
Pressure Trend	Rising

Monitor Technical Specifications								
Gas Monitor Used:	GFM Series							
Serial No:	13747/270525							
Monitor Gas Range	CH_4	5>60	CO_2	5<40	O_2	21.2		
Gas Flow Range	0-10 l/hr							
Date of Calibration	27.05.2025							
PID Monitor (If used)								
PID Monitor Serial No.								
Calibration Date.								

Monitoring Period Summary (All Visits)		
	Steady	Peak
Max CH_4	0.0	0.5
Max CO_2	1.9	1.9
Max CO	0.0	0.0
Max H_2S	0.0	0.0
Max O_2	20.6	20.6
Min O_2	20.0	20.0
Flow rate	0.0	0.0

	Start	End
Barometric Pressure	1026	1026

Operative Details.	H. Letch

Post Fieldworks Discrete Well Monitoring Site Record

Job No:	C/5257/25/E/8069	Client:	Paul Coletta	Visit:	3	Of	6
Site:	Olney Street, Huddersfield, HD7 5EG	Date:	09.07.2025				

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enquiries@rogersgeotech.co.uk

Location ID	Methane (%)		Carbon Dioxide (%)		Carbon Monoxide (ppm)		Hydrogen Sulphide (ppm)		Oxygen (%)		VOCs (ppm)		Flowrate (l/hr)		Water Depth (m)	Well Depth (m)	Installed Depth (m)	Comments
	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Minimum	Steady	Peak	Steady	Peak				
BH01	0.0	0.0	1.4	1.4	0.0	0.0	0.0	0.0	19.8	19.8	0.0	0.0	0.0	0.0	DRY	1.52	1.52	
BH02	0.0	0.0	1.2	1.2	0.0	0.0	0.0	0.0	19.9	19.9	0.0	0.0	0.0	0.0	DRY	2.02	2.02	
BH04	0.0	0.0	0.9	0.9	0.0	0.0	0.0	0.0	20.1	20.1	0.0	0.0	0.0	0.0	DRY	2.49	2.49	
Max	0.0	0.0	1.4	1.4	0.0	0.0	0.0	0.0	20.1	20.1	0.0	0.0	0.0	0.0	DRY			
Min.	0.0	0.0	0.9	0.9	0.0	0.0	0.0	0.0	19.8	19.8	0.0	0.0	0.0	0.0	DRY			

ND - Not detected DRY - No water in well NM - Not Monitored (State Reason in comments)

Meteorological & Site Information	
General Ground Condition	Wet (dew)
Precipitation	0l/m2 in last 12 hours
Wind	No data, no observeable wind
Temperature	26
Barometric Pressure	1021
Pressure Trend	Rising

Monitor Technical Specifications								
Gas Monitor Used:	GFM Series							
Serial No:	13747/270525							
Monitor Gas Range	CH_4	5>60	CO_2	5<40	O_2	21.2		
Gas Flow Range	0-10 l/hr							
Date of Calibration	27.05.2025							
PID Monitor (If used)								
PID Monitor Serial No.								
Calibration Date.								

Monitoring Period Summary (All Visits)		
	Steady	Peak
Max CH_4	0.0	0.5
Max CO_2	1.9	1.9
Max CO	0.0	0.0
Max H_2S	0.0	0.0
Max O_2	20.6	20.6
Min O_2	20.0	20.0
Flow rate	0.0	0.0

	Start	End
Barometric Pressure	1021	1021

Operative Details.	M.Tuck

Post Fieldworks Discrete Well Monitoring Site Record

Job No:	C/5257/25/E/8069	Client:	Paul Coletta	Visit:	4	Of	6
Site:	Olney Street, Huddersfield, HD7 5EG	Date:	16.07.2025				

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enquiries@rogersgeotech.co.uk

Location ID	Methane (%)		Carbon Dioxide (%)		Carbon Monoxide (ppm)		Hydrogen Sulphide (ppm)		Oxygen (%)		VOCs (ppm)		Flowrate (l/hr)		Water Depth (m)	Well Depth (m)	Installed Depth (m)	Comments
	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Minimum	Steady	Peak	Steady	Peak				
BH01	0.0	0.5	1.2	1.4	0.0	0.0	0.0	0.0	19.9	19.8	0.0	0.0	0.0	0.0	DRY	1.52	1.52	
BH02	0.0	0.0	1.4	1.4	0.0	0.0	0.0	0.0	19.8	19.8	0.0	0.0	0.0	0.0	DRY	2.02	2.02	
BH04	0.0	0.0	0.7	0.7	0.0	0.0	0.0	0.0	20.2	20.2	0.0	0.0	0.0	0.0	DRY	2.49	2.49	
Max	0.0	0.5	1.4	1.4	0.0	0.0	0.0	0.0	20.2	20.2	0.0	0.0	0.0	0.0	DRY			
Min.	0.0	0.0	0.7	0.7	0.0	0.0	0.0	0.0	19.8	19.8	0.0	0.0	0.0	0.0	DRY			

ND - Not detected DRY - No water in well NM - Not Monitored (State Reason in comments)

Meteorological & Site Information	
General Ground Condition	Dry
Precipitation	3l/m2 in last 6 hours
Wind	11
Temperature	17
Barometric Pressure	1015
Pressure Trend	Rising

Monitor Technical Specifications								
Gas Monitor Used:	GFM series							
Serial No:	13747/270525							
Monitor Gas Range	CH_4	5>60	CO_2	5<40	O_2	21.2		
Gas Flow Range	0-10 l/hr							
Date of Calibration	27.05.2025							
PID Monitor (If used)								
PID Monitor Serial No.								
Calibration Date.								

Monitoring Period Summary (All Visits)	Steady	Peak
Max CH_4	0.0	0.5
Max CO_2	1.9	1.9
Max CO	0.0	0.0
Max H_2S	0.0	0.0
Max O_2	20.6	20.6
Min O_2	20.0	20.0
Flow rate	0.0	0.0

	Start	End
Barometric Pressure	1015	1015

Operative Details.	M.Tuck

Post Fieldworks Discrete Well Monitoring Site Record

Job No:	C/5257/25/E/8069	Client:	Paul Coletta	Visit:	5	Of	6
Site:	Olney Street, Huddersfield, HD7 5EG	Date:	13.08.2025				

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enquiries@rogersgeotech.co.uk

Location ID	Methane (%)		Carbon Dioxide (%)		Carbon Monoxide (ppm)		Hydrogen Sulphide (ppm)		Oxygen (%)		VOCs (ppm)		Flowrate (l/hr)		Water Depth (m)	Well Depth (m)	Installed Depth (m)	Comments
	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Minimum	Steady	Peak	Steady	Peak				
BH01	0.0	0.0	0.9	0.9	0.0	0.0	0.0	0.0	20.5	20.5	0.0	0.0	0.0	0.0	DRY	1.52	1.52	
BH02	0.0	0.0	1.4	1.4	0.0	0.0	0.0	0.0	20.6	20.6	0.0	0.0	0.0	0.0	DRY	2.02	2.02	
BH04	0.0	0.0	1.2	1.2	0.0	0.0	0.0	0.0	19.9	19.9	0.0	0.0	0.0	0.0	DRY	2.49	2.49	
Max	0.0	0.0	1.4	1.4	0.0	0.0	0.0	0.0	20.6	20.6	0.0	0.0	0.0	0.0	DRY			
Min.	0.0	0.0	0.9	0.9	0.0	0.0	0.0	0.0	19.9	19.9	0.0	0.0	0.0	0.0	DRY			

ND - Not detected DRY - No water in well NM - Not Monitored (State Reason in comments)

Meteorological & Site Information	
General Ground Condition	DRY
Precipitation	0l/m2 in last 6 hours
Wind	No data
Temperature	30
Barometric Pressure	1013
Pressure Trend	Rising

Monitor Technical Specifications								
Gas Monitor Used:	GFM Series							
Serial No:	13747/270525							
Monitor Gas Range	CH_4	5>60	CO_2	5<40	O_2	21.2		
Gas Flow Range	0-10 l/hr							
Date of Calibration	27.05.2025							
PID Monitor (If used)								
PID Monitor Serial No.								
Calibration Date.								

Monitoring Period Summary (All Visits)	Steady	Peak
Max CH_4	0.0	0.5
Max CO_2	1.9	1.9
Max CO	0.0	0.0
Max H_2S	0.0	0.0
Max O_2	20.6	20.6
Min O_2	20.0	20.0
Flow rate	0.0	0.0

	Start	End
Barometric Pressure	1013	1013

Operative Details.	T. Merry

Post Fieldworks Discrete Well Monitoring Site Record

Job No:	C/5257/25/E/8069	Client:	Paul Coletta	Visit:	6	Of	6
Site:	Olney Street, Huddersfield, HD7 5EG	Date:	26.08.2025				

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enquiries@rogersgeotech.co.uk

Location ID	Methane (%)		Carbon Dioxide (%)		Carbon Monoxide (ppm)		Hydrogen Sulphide (ppm)		Oxygen (%)		VOCs (ppm)		Flowrate (l/hr)		Water Depth (m)	Well Depth (m)	Installed Depth (m)	Comments
	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Minimum	Steady	Peak	Steady	Peak				
BH01	0.0	0.0	0.8	0.8	0.0	0.0	0.0	0.0	20.5	20.5	0.0	0.0	0.0	0.0	DRY	1.52	1.52	
BH02	0.0	0.0	1.4	1.4	0.0	0.0	0.0	0.0	20.0	20.0	0.0	0.0	0.0	0.0	DRY	2.02	2.02	
BH04	0.0	0.0	1.0	1.0	0.0	0.0	0.0	0.0	20.1	20.1	0.0	0.0	0.0	0.0	DRY	2.49	2.49	
Max	0.0	0.0	1.4	1.4	0.0	0.0	0.0	0.0	20.5	20.5	0.0	0.0	0.0	0.0	DRY			
Min.	0.0	0.0	0.8	0.8	0.0	0.0	0.0	0.0	20.0	20.0	0.0	0.0	0.0	0.0	DRY			

ND - Not detected DRY - No water in well NM - Not Monitored (State Reason in comments)

Meteorological & Site Information	
General Ground Condition	Dry
Precipitation	0l/m2 in last 6 hours
Wind	16
Temperature	18
Barometric Pressure	1004
Pressure Trend	Falling

Monitor Technical Specifications								
Gas Monitor Used:	GFM Series							
Serial No:	13747/270525							
Monitor Gas Range	CH_4	5>60	CO_2	5<40	O_2	21.2		
Gas Flow Range	0-10 l/hr							
Date of Calibration	27.05.2025							
PID Monitor (If used)								
PID Monitor Serial No.								
Calibration Date.								

Monitoring Period Summary (All Visits)	Steady	Peak
Max CH_4	0.0	0.5
Max CO_2	1.9	1.9
Max CO	0.0	0.0
Max H_2S	0.0	0.0
Max O_2	20.6	20.6
Min O_2	20.0	20.0
Flow rate	0.0	0.0

	Start	End
Barometric Pressure	1004	1004

Operative Details.	M.Tuck