

School/Facility: Swansfield Elementary
Location: Boys Restroom in Portable Wing
Date of IEQ Report Form: Not Applicable
Date(s) Investigated: July 19, 2017
Date of Report: September 19, 2017

IEQ Concern:

HCPSS's Office of the Environment conducting a follow up investigation of suspect walls as reported in the IEQ report summary dated July 5, 2017.

IEQ Investigation Process:

Identify deficiencies that may impact IEQ and/or sources of odor concerns. Typically includes the following depending on the nature of concern, but not limited to:

- interview/questionnaire of concern individual(s)
- inspection above drop ceiling (condition of roof deck, pipe insulation, return air plenum)
- inspection of ventilation system (operation of variable air volume box and outdoor air dampers, check controls, measurements of carbon dioxide, temperature and relative humidity, sources near outdoor air intake, measure return and supply air volume, cleanliness of coils, liner and condensate pan)
- inspection of exterior
- inspection below drop ceiling (housekeeping, sink and floor drain traps, signs of past and present moisture concern via visual and/or moisture meter, mold growth, ensure connection of current and capping of abandoned sanitary vents, odorizers, excessive plants and fabric items, identify potential pathways, and measure volatile organic compounds, carbon monoxide, and lighting)

Findings:

- The restroom was considered damp. Condensate (slippery and damp by touch) existed on top of the floor tile. The moisture content appeared to be higher in the restroom drywall when compared to the hallway. The drywall was dry with exception to several test points along the wall having plumbing fixtures. Since the restroom was not used during the summer, it is believed the main cause of the drywall issue is urine contacting the wall. Moisture meters / probes can provide a false positive since they are sensitive to salts in urine.
- Spotty mold growth was observed on the back side of a test patch at the base of the drywall.

Corrective Actions:

- Building Services acquired the services of a contractor to repair drywall and install fiber reinforced plastic to withstand moisture. In addition, floor tile will be replaced with solid sheet flooring to prevent water from working in and out from the wood floor substrate from normal use and maintenance. The work is scheduled for September 21 and 22, 2017.
- Work order 37871 was generated for Building Services to review ventilation of the restroom. Area was dry and ventilation system properly functioning at the time.