

School/Facility: Swansfield Elementary

Location: Portable Wing

Date of IEQ Report Form: April 3 and 5, 2017

Date(s) Investigated: April 7 and 12, 2017

Date of Report: July 5, 2017

IEQ Concern:

Two individuals expressing general health, discomfort, and / or odor concerns.

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 portable wing had a latex paint like aroma, but no painting was performed. However, custodial staff had recently cared for the floor tile.
- Classroom 119 housed fabric saucer chair(s), chase chairs, elongated fabric pillow, 2' x 2' carpet squares, and two throw rugs.
- Classroom 120 had approximately three buckled floor tiles below a window. Mold growth was not observed on the wood substrate. The wood substrate flooring was dry as determined with the use of a moisture meter calibrated to wood. The cause is believed to be from floor care since no signs of water intrusion around windows or mold growth behind vinyl cove base and / or wall paper.
- Classroom 122 was observed to have relative humidity mold growth on the underside of a gliding cushioned rocker (not school issued). The rocker was cleaned / disinfected with custodial product Q128 (EPA registered) at the time of finding.

- Classroom 123 had a vanilla and/or Play Dough like odor, but a source could not be readily located.
- Classroom 123 housed an old ripped pillow (found within closet), 2'x 2' carpet squares, saucer chair, and arm chair seats.
- The back wall of the boys' restroom housing the fixtures was determined to be wet by the use of a moisture meter. Signs of mold growth were not observed behind wall paper or small piece of drywall. Building Services was not able to readily identify a source. The cause is believed to be urine or water from sinks and custodial floor care.
- The thermostats' tamper proof covers were jarred in classrooms 122 and 123. The one thermostat in room 123 was set to 69 degrees for cooling and 65 degrees for heating.
- The exterior had a few penetrations (i.e. electrical conduit) needing to be re-caulked and/or caulked.

Corrective Actions:

1. Fabric items and/or non-school issued items should be removed from the building. School administration is to determine the necessity and/or educational value of these items. If school determines the item is required, administration is to ensure the items are maintained / cleaned on a regular basis.
 - Gliding rocking chair
 - Saucer chairs
 - Pillows
 - Arm chairs
 - Carpet squares
 - Throw rugs
 - Chase chairs
- School administration is to have staff remove an odorant in classroom in classroom 123.
- Thermostats were properly set and new tamper proof covers installed.
- Building Services will caulk exterior penetrations during summer break.
- Building Services will repair floor tile in classroom 120 over summer break.
- The Office of the Environment and Building Services will further investigate the restroom wall during the summer break.