

School/Facility: Stevens Forest Elementary
Location: Portable 170
Date of IEQ Report Form: August 18, 2017 (via work order 39918)
Date(s) Investigated: September 8, 2017
Date of Report: October 17, 2017

IEQ Concern:

Individual reported black spotting on three ceiling vents.

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:

- Three metal air supply diffusers had suspect mildew spotting on the front side. All but one appeared to have spotting on the back side of the fins and on the louvers. This is a common result of particulate accumulation and condensate forming due to thermal differentials of the metal diffuser and ambient air.
- The thermostat fan mode was set to “on” which may cause the fan to run 24/7 and create a humidity concern dependent upon weather and/or negatively impact the appearance of the metal diffusers.
- The thermostat was missing a tamper proof cover.

Corrective Actions:

- Building Services installed a tamper proof thermostat cover on September 27th per the work order 39918.
- Building Services replaced the existing five supply air diffusers with new on September 27th per work order 39918.