

School/Facility: Stevens Forest Elementary
Location: Room 139
Date of IEQ Report Form: September 8, 2017 (verbal by school administration)
Date(s) Investigated: September 8, 2017
Date of Report: December 11, 2017

IEQ Concern:

Recurring mold spotting was observed on a painted brick wall within Room 139. It should be noted this condition was formerly investigated on July 5, 2017. The spotting was disinfected in July and has since returned.

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:

- Approximately two square inches of mold spotting was observed on the painted brick wall (once an exterior wall, but now an interior wall) within the corner of the room beside a ceiling exhaust grille.
- Temperature data loggers were placed at the location of the mold spotting and opposite wall in an attempt to identify a cause, possibly associated with a thermal differential (cold wall surface). Loggers were placed out October 10th through the 25th while there were still spells of warm weather. Data did not identify any potential concern.
- Building Services indicated the return / exhaust grille was a past supply air diffuser that was not removed during the most recent renovation.

Corrective Actions:

- The mold spotting was disinfected.
- Per work order 49599, the supply air or exhaust/return grille was removed, duct capped, and replaced with a ceiling tile.
- Per work order 49601, the area of mold spotting was painted.
- The school is to monitor the area as part of their IEQ walkthroughs.