

School/Facility: Burleigh Manor Middle School

Location: Room 204

Date of IEQ Report Form: April 4, 2018

Date(s) Investigated: April 5 and 10, 2018

Date of Report: June 7, 2018

IEQ Concern:

Ceiling tiles had recently become stained and a “musty” odor has been observed since the fall of 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 with concerned 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 ceiling tiles that were recently stained had already been removed.
- Two additional stained ceiling tiles were observed near the windows of the classroom. No active leaks were identified in the vicinity of the stained tiles.
- No suspect mold growth or water staining was observed within the plenum.
- A mixture of various odors were observed within the classroom (art), including an odor typically associated with a heating system, wood odors (from cabinets), orange cleaner, paint, and glue.
- No suspect mold growth was observed within the class room.
- Wood cabinets were probed in various locations with a moisture meter (wood setting). No elevated moisture was detected.
- No thermal anomalies indicative of water intrusion were observed using thermal infrared imaging.

- Minor water staining was observed below a sink, near the front door. No suspect mold growth was observed. The stain appeared to be associated with a small spill and is not a significant concern.
- The Air Handling Unit that services the room was assessed. Rust scale was observed in the drain pan and loose fiberglass sound insulation (within the AHU) was observed.

Corrective Actions:

- The additional ceiling tiles should be removed and replaced (this has likely already occurred, as the condition was pointed out during the assessment).
- A general cleaning of the AHU (including rust scale) occurred on May 17, 2018 under Work Order #66876.
- The loose fiberglass insulation will be repaired or replaced during the summer under Work Order #66876.
- School Administration is to ensure housekeeping practices within the space are improved (particularly under sinks).