

School/Facility: Ducketts Lane Elementary
Location: Boys Restroom in Portable Wing
Date of IEQ Report Form: August 7, 2017
Date(s) Investigated: August 7, 2017
Date of Report: September 27, 2017

IEQ Concern:

Contractor and Building Services reported mold growth during flooring work.

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:

- Custodial staff reported a possible floor issue during summer cleaning. Building Services acquired a contractor to evaluate and make repairs. Upon work, wood sub floor was rotted and some drywall had mold growth at the base. Building Services reported to Office of the Environment.

Corrective Actions:

- The girls and boys group restrooms were addressed by removing/replacing wood substrate floor and damaged drywall, adding fiber reinforced plastic panels to walls impacted by moisture (plumbing fixtures, urine), and installing solid sheet flooring instead of floor tile (to prevent water from working between edges of floor tiles).