

School/Facility: Bellows Spring Elementary
Location: Storage Closet Across From 5th Grade Pod
Date of IEQ Report Form: December 7, 2016
Date(s) Investigated: December 7, 2016
Date of Report: January 2, 2016

IEQ Concern:

Environmental Safety Specialist identified mold growth while conducting another IEQ investigation unrelated to this finding.

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:

- Staff provided information on a staff lounge toilet that backed up a few times and flooded both restrooms in the staff lounge.
- Investigated all adjacent walls to the impacted restrooms.
- School dried out other areas with exception to this closet.

Corrective Actions:

- The drywall was cleaned/disinfected using Ultra Chem Q128 (EPA registered) until drywall could be removed.
- Impacted drywall and wall insulation was removed and replaced.
- Toilet issue was confirmed to have been resolved before replacement and refinishing damaged wall.