

School/Facility: Triadelphia Ridge Elementary

Location: Staff lounge, health suite, administrative offices, rooms 43, A4, B2, C5, D2, and E4 (one room per POD)

Date of IEQ Report Form: July 11, 2017

Date(s) Investigated: July 19, 2017

Date of Report: December 7, 2017

IEQ Concern:

An individual expressed concern regarding the building in general in relation to health symptom and an exhaust grille in the kitchen.

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:

- The picture of the exhaust grille within the kitchen showed heavy particulate buildup which is expected to happen to an exhaust over time unless periodically cleaned.
- Brown water stained ceiling tiles were observed in the hall outside the principal's office and around a sprinkler head in the health suite.
- The outdoor air damper appeared closed within roof top ventilation unit (RTU) serving the front office.

Corrective Actions:

- Per work order 42824, the outdoor air damper was open about 5% and then adjusted to 15%.

- Per work orders 42827 and 42833, the stained ceiling tiles were from past leaks involving the roof (health suite) and ventilation pneumatic valve (hall). Ceiling tiles were replaced once the sources appeared to have been resolved.
- The school is to monitor the above ceiling tiles stains as part of their IEQ walk through inspections.
- The kitchen exhaust grilles were cleaned.