

School/Facility: Worthington Elementary
Location: Classroom 142
Date of IEQ Report Form: November 18, 2016
Date(s) Investigated: November 28, 30, 2016 and January 5, 2017
Date of Report: February 27, 2017

IEQ Concern:

Individual detected a dusty / moldy odor in the classroom.

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 exterior caulk between the sidewalk and exterior walls is failing and allowing moisture to enter gaps. The moisture gets into the gap and absorbs at the footer to allow the interior floor and wall joint spacing to incur a damp cement / basement aroma. There is a large gap between the floor and wall joint when pulling the carpet back in the wall corner in question. A sizeable void was observed within the exterior caulk at the corner of concern.
- A musty odor was not detected during the investigation. However during the initial visit, body odor could be detected while standing outside the classroom door as students were leaving.
- A section of vinyl wall base below the window was peeling off.

- HVAC roof top unit (RTU) was found off on the second (tripped) and third visit (contractor did not turn back after performing work).

Corrective Actions:

- Building Services installed backer rod within the exterior joints and then caulked.
- The interior wall and floor joint along the exterior walls were caulked.
- The vinyl base was adhered to the wall.
- The RTU was called in to Building Services at the time of each finding. The HVAC technician was sent out to turn the RTU back on.