

School/Facility: Oakland Mills High
Location: Mechanical Room off Projector / Sound Booth
Date of IEQ Report Form: March 23, 2017
Date(s) Investigated: March 23, 2017
Date of Report: June 5, 2017

IEQ Concern:

During the school's IEQ walk-through, discolored pipe insulation was observed in the mechanical room.

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:

- A large mechanical pipe on the right end of the mechanical room has moderate to heavy patches of mold and water staining on the length of the pipe's insulation.
- The mechanical room is not occupied by teaching staff or students.

Corrective Actions:

- The project has been turned over to Building Services. They will schedule the pipe insulation by prioritizing as soon as funds become available to complete the work.