

School/Facility: Glenelg High
Location: Room 99
Date of IEQ Report Form: January 17, 2017
Date(s) Investigated: January 23, 2017
Date of Report: March 17, 2017

IEQ Concern:

The exterior wall showed signs of a moisture concern during an inspection with the Fire Marshal and HCPSS IEQ Coordinator.

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 brick mortar needed to be repointed.
- A roof and HVAC condensate drain discharged at the base of the exterior wall.
- Core holes were taken from the back of the exterior wood bookcase and found to have suspect mold growth on the backside.

Corrective Actions:

- On the weekend of January 28th, the exterior wall was repointed and the interior side had the wood casework removed, wall cleaned/disinfected, primed, and a temporary wall installed. The temporary wall will remain until funding is provided to regrade and repave the area along the exterior wall.
- Both the roof and HVAC condensate drain were extended away from the base of the wall.