

**School/Facility:** Clemens Crossing Elementary

**Location:** Custodial Office

**Date of IEQ Report Form:** June 5, 2017

**Date(s) Investigated:** July 3 and 5, 2017

**Date of Report:** September 13, 2017

**IEQ Concern:**

A sewage odor was detected in custodial office during an IEQ walk through inspection.

**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:**

- An outstanding odor was not detected during the visits.
- Sanitary vent pipes were not visible to assess.
- Nearby (kitchen, boiler room) floor drain traps were inspected and found to have water. Dried out traps can periodically release sewer related gases.
- Custodian indicated Building Services has been out to review.

**Corrective Actions:**

- Building Services indicated they will do some destructive investigation the next time the school reports the odor. An uncapped pipe or poor sanitary vent connection may be periodically releasing the odor.