

School/Facility: Clemens Crossing Elementary
Location: Portable 11
Date of IEQ Report Form: October 18, 2017 (verbal by Building Services)
Date(s) Investigated: October 18, 2017
Date of Report: January 25, 2018

IEQ Concern:

Contractor observed mold growth within a wall cavity when performing work on the exterior of the portable. HCPSS's Office of Environment was immediately notified.

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:

- Portions of the wood studding were rotted and/or discolored along with spotty mold growth on drywall around a window and corner of the portable.

Corrective Actions:

- Damaged materials were removed and replaced and source corrected.
- All work associated with the portable was completed by October 27.
- Work orders 33074 and 33351 represents the related work.