

School/Facility: Ducketts Lane Elementary

Location: Outdoor of Portable Wing

Date of IEQ Report Form: September 28, 2017

Date(s) Investigated: October 18, 2017

Date of Report: January 3, 2017

IEQ Concern:

An odor was reported outside the portable wing near the left front corner (when facing the doors) on the end towards the storm water management pond.

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:

- Although not considered an IEQ concern (not impacting the interior of the portable), the Office of Environment performed a courtesy visit.
- An odor could not be detected other than the all-weather / rubber surface (in sunlight, warm day) when near the playground located on the upper bank from the portable wing.
- The steps and walkway into the portable are constructed with pressure treated wood.
- The embankment has native grasses.
- The portable wing sits in a lower level of the property.
- The storm water management pond (very large in area) is nearby with native and typical grasses, plants, vegetation associated with such storm management systems.
- Inspected under the portable near the corner of concern via an access panel. Damp earth / dirt is present and typical earthy odor (nothing overwhelming). The portable's rain gutter system is contained and connected so water runoff from the roof does not dump around the perimeter of the structure. The plumbing under the restrooms appeared sound.

Corrective Actions:

- Future exterior odor events do not need to be reported as an IEQ concern, but directed to Facilities (Grounds and/or Building Services).
- The nearby sources, such as vegetation, storm water pond area, playground surface, and treated wood may be producing an odor and collecting within the low lying area of the portable. The odor maybe influenced by weather patterns.