

School/Facility: Elkridge Landing Middle

Location: Staff Lounge

Date of IEQ Report Form: November 15, 2017

Date(s) Investigated: December 5, 2017

Date of Report: January 16, 2018

IEQ Concern:

Suspect mold and moisture was observed on the backsplash located behind the sink within the staff lounge. Additionally, during the initial site visit custodial staff indicated a stained ceiling tile was located in the media center.

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:

Staff Lounge

- Staining (approximately 2 square inches) and moisture was observed along the seam where the backsplash and countertop meet.
- The caulk seam that joins the backsplash and countertop had failed.
- Elevated moisture readings were detected in the backsplash, directly behind the faucet as determined by a moisture meter (wood setting).

Media Center

- A stained ceiling tile was observed in the media center. The tile was wet to the touch.
- An active leak (dripping) was observed from a fire suppression valve above the tile.

Corrective Actions:

Staff Lounge

- A work order (#52615) was created for Building Services (Carpentry) to remove and replace the damaged backsplash. Building Services indicated that the countertop was in poor condition and should also be replaced.
- The existing countertop and backsplash was removed January 5, 2018. The Office of the Environment was onsite during the removal. The drywall behind the backsplash and existing casework was assessed while the countertop was removed. No suspect mold growth was observed. No elevated moisture readings were detected as determined by a moisture meter (drywall setting). The new backsplash and countertop were installed on the same day.

Media Center

- Building Services (Plumbing) was onsite during the initial assessment and was asked to assess the leak. A work order (#52591) was submitted. According to "School Dude" a bad O-ring was found. The O-ring and ceiling tile was replaced on December 8, 2017.