

School/Facility: Forest Ridge Elementary
Location: Exterior Storage Room and Building Interior
Date of IEQ Report Form: December 5, 2016
Date(s) Investigated: December 21, 2016
Date of Report: March 24, 2017

IEQ Concern:

An odor infiltrated the building on December 1, 2016.

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 equipment (snow blower and mower) was being serviced by Grounds personnel on the day of the incident. Not all of the equipment was taken outdoors to idle. As a result, the exhaust and/or gasoline odor entered the building envelope and could be detected at various distances within the building.
- The local exhaust in the exterior storage room was not operating.
- The school consists of an air return plenum.
- The walls of the storage closet were pretty solid with exception to pipes going through the cement block wall. The other side of the wall (art room) was solid by means of patching around the pipes.

Corrective Actions (per current work orders):

- Any wall penetration around the pipes were sealed.
- Grounds Services were informed not to idle or run equipment within the storage room.
- Building Services is awaiting a new exhaust fan motor to install in the storage room.

