

School/Facility: Lime Kiln Middle School
Location: Storage Closet/Bathroom (Across from Room 13)
Date of IEQ Report Form: January 11, 2018 (Building Services, Verbal)
Date(s) Investigated: January 12 and 16, 2018
Date of Report: February 5, 2018

IEQ Concern:

A leak occurred in the bathroom across from Room 13. While Building Services (plumbing) was assessing/repairing the leak, wet drywall was identified. Building Services contacted the Office of the Environment to assess the impacted area.

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:

- Elevated moisture (approximately six-square feet) was identified in the drywall in the storage closet which adjoins the bathroom and within the bathroom.
- A portion of drywall was removed from the storage closet to view the backside of the bathroom drywall. Approximately two square feet of apparent mold growth was observed on the backside of the bathroom wall (between the bathroom and the storage closet walls).
- An infrared camera and moisture meter was used to delineate the area of impact.

Corrective Actions:

- The drywall with elevated moisture (including the drywall impacted by the apparent mold growth) was removed on January 18, 2018 under work order #56431.