

School/Facility: St. Johns' Lane Elementary

Location: Room 19 / Music

Date of IEQ Report Form: May 2, 2017

Date(s) Investigated: May 17, 2017

Date of Report: September 13, 2017

IEQ Concern:

A musty and dank odor was detected in music room 19 during an IEQ walk through.

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 classroom is smaller in size compared to a typical classroom and houses 21-31 students. Blue prints indicates 403 square feet and an occupancy of 20.
- Qualitatively, the air discharging from the supply air diffuser was weak. The mechanical prints called for 180 cubic feet per minute (CFM) which is not high volume.
- Housekeeping (settled dust) in the room was not acceptable.

Corrective Actions:

- The occupancy may exceed (>18) the room's outdoor air supply rate 180 CFM, thus resulting in possible body odor buildup. Do not exceed occupancy load of 20.
- School administration is inform custodial staff to improve housekeeping of settled dust on horizontal surfaces. This may require teacher's cooperation of clearing work and personal items from such surfaces.