

School/Facility: St. John's Lane Elementary
Location: Exterior Storage Room near Gymnasium
Date of IEQ Report Form: December 5, 2016
Date(s) Investigated: December 21, 2016
Date of Report: April 4, 2017

IEQ Concern:

Staff detected gasoline odor in gym storage that may be coming from the adjoining exterior storage containing mowers.

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 gasoline equipment was in good condition.
- Custodial staff indicated, Grounds Services was filling up equipment.
- The exhaust fan was not operating within the exterior storage.
- No significant pathways between the storage closets. The walls were solid to the top of the roof deck.

Corrective Actions:

- Grounds Services were informed not to fill equipment and/or run equipment within the storage room.
- Building Services checked exhaust fan in the mower storage room. The exhaust fan was found to have a thermostat set at 100 degrees to remove heat during the summer. The

thermostat did not have power. Electrical shop was contacted to assist with locating circuit breaker for equipment. The exhaust fan was evaluated. A new motor was needed and installed. The thermostat was lowered from 100 to 60 degrees Fahrenheit. The operation of the fan and thermostat was checked and found to be in operating order.