

School/Facility: River Hill High
Location: Rooms 118 and 132A
Date of IEQ Report Form: May 15 and 31, 2017
Date(s) Investigated: June 5, 2017
Date of Report: September 6, 2017

IEQ Concern:

Reports of musty / moldy odor detected in the rooms.

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:

Room 118

- A trash and lost & found bins were near the doorway. The trash bin consisted of paper, plastic food dish, and salad dressing aroma. Two spoiled lunches (bagged and container) were discovered in the lost and found bin.
- Air handling unit (AHU) 9 serves a series of rooms which includes room 118. The outdoor air dampers appeared closed or slightly cracked open. The condensate pan had scale, a fan belt or hose, Sharpie pen.

Room 132A

- The staff member was not aware of any odor and did not report.
- An odor was not detected during the inspection.
- AHU 14 serves a series of rooms which includes room 132A. The outdoor air dampers were closed.

Corrective Actions:

- Building Services addressed AHUs 9 and 14 by:
 - Cleaning the condensate pan of AHU 9.
 - AHU 9 outdoor dampers were not opening equally. The actuator's pilot positioner was adjusted. Another actuator's pivot axel was lubricated and tightened to prevent slipping.
 - AHU 14, the outdoor air damper's signal output from the electro pneumatic transducer was adjusted.

- School administration is inform staff to become aware of what is being discarded and/or placed in bins. Suggestions to prevent include: 1) staff to place lost and found items from their classrooms in the school's central lost and found location, 2) keep non-trash bins far away from trash receptacles to reduce potential for misplacement of items, and/or 3) eliminate food use in the classroom.