

School/Facility: St. John's Lane Elementary
Location: Exterior Storage Room near Gymnasium
Date of IEQ Report Form: November 27, 2017 (work orders 51598 & 51608)
Date(s) Investigated: Did Not Require an Investigation by HCPSS's Office of Environment
Date of Report: February 14, 2018

IEQ Concern:

Staff detected gasoline odor in gym storage, gymnasium, and classroom 68 (room in POD near exterior storage). The odor was coming from adjoining exterior storage containing mowers and snow blowers.

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:

- This is the third incident of a gasoline odor. Refer to IEQ reports dated April 4, 2017 (from 12/5/2016 incident) and June 2, 2017 (from 3/28/2017 incident).
- School custodial staff indicated Grounds Services may have performed winter service work on the snow blower.
- Building Services Plumbing Shop performed monitoring with a gas detector. The meter did not register a reading. See work orders 51598 & 51608.
- School custodial staff observed a possible gasoline leak with the snow blower. Grounds Services rebuilt the snow blower's carburetor.

Corrective Actions (applies to current and past incidents):

- Continue to report any gasoline odors since it may indicate equipment failure.
- Grounds Services was informed to start up and perform any service work on equipment outside of the storage room.
- School administration is to remind custodial staff not to start or fuel gasoline equipment within the storage closet. They are to take the equipment several feet outside of the storage, close the door then perform these activities.