

School/Facility: St. Johns' Lane Elementary

Location: Room 84

Date of IEQ Report Form: January 26, 2017

Date(s) Investigated: February 1, 2017

Date of Report: March 31, 2017

IEQ Concern:

Staff reported a musty odor in the classroom.

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:

- Staff had been in the room for five years. This is the first for this odor concern. At the time of the investigation, staff had not detected the odor for a week. When it did smell, it was raining most of the week. The exterior facing of the modular pod has been under a replacement renovation. At the time of concern, this classroom of the modular pod was under construction. High winds destroyed the plastic barrier protecting the exterior wall during down time. As a result, the new wall and insulation was wetted. The contractors had removed and replaced the impacted exterior sheathing and insulation.
- The walls (interior and exterior) were dry as determined by the use of a moisture meter calibrated for drywall.
- A previous exterior wall access panel was inspected and found the wall cavity in good condition.

- At the time of the odor, it is plausible that the new construction materials when wetted gave off an odor.

Corrective Actions:

- Nothing further required.