

School/Facility: Harper's Choice Middle
Location: Main Entrance Foyer
Date of IEQ Report Form: April 12, 2017
Date(s) Investigated: April 7 and 26, 2017 (responded to correspondence before receiving concern form)
Date of Report: July 5, 2017

IEQ Concern:

Custodial staff reported musty smell in main entrance foyer / lobby.

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:

- An odor was not detected during the visits.
- The area consists of walk-off tile squares meant to catch debris and dampness from foot traffic.
- The foyer receives ducted mechanical ventilation.
- The walk-off tiles were dry as determined by the use of a moisture probe.
- The second visit was made during a morning of drizzle and after two days of rain events.
- A few walk-off tiles were peeled up and no unusual odor or concerns were found on the backside or slab.

Corrective Actions:

- School custodial staff is to vacuum walk-off tiles as required.
- Custodial Services is to ensure walk-off areas receive proper servicing (i.e. extraction).