

School/Facility: Fulton Elementary
Location: Hallway Outside of Electrical Room 2
Date of IEQ Report Form: November 9, 2016
Date(s) Investigated: November 10, 2016
Date of Report: February 23, 2017

IEQ Concern:

Staff observed stained ceiling tiles.

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 observation did not require an IEQ investigation and was forwarded to Building Services to review and address.

Corrective Actions:

- Building Services HVAC shop had the situation evaluated by a contractor and the damaged pipe insulation and ceiling tiles were replaced. Proposals were then submitted to address all similar findings associated with pipe going up through the roof to serve roof top ventilation units. The work was completed December 2016. The work order 11812 was generated as a result of this reported concern.