

School/Facility: Pointers Run Elementary
Location: Portable Wing Boys Restroom
Date of IEQ Report Form: Not Applicable
Date(s) Investigated: July 19, 2017
Date of Report: September 19, 2017

IEQ Concern:

HCPSS's Office of the Environment conducting a follow up investigation of suspect walls as reported in the IEQ report summary dated July 20, 2017.

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 drywall was dry with exception to one test point along the wall having plumbing fixtures. Since the restroom was not used during the summer, it is believed the main cause of drywall issue is urine contacting the wall. Moisture meters / probes can provide a false positive since they are sensitive to salts in urine.
- Spotty mold growth was observed on the back side of a test patch at the base of the drywall.

Corrective Actions:

- Building Services acquired the services of a contractor to repair drywall and install fiber reinforced plastic to withstand moisture. In addition, removing floor tile and installing engineered subfloor with a solid sheet flooring. The work is scheduled for September 21 and 22, 2017.