

School/Facility: Glenwood Middle
Location: Portable 21
Date of IEQ Report Form: March 2, 2017
Date(s) Investigated: March 9, 2017
February 15, 2017 (part of another investigation)
Date of Report: May 11, 2017

IEQ Concern:

Staff member detects a strong musty and/or urine odor.

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:

- February 15, 2017 Inspection:
 - Signs of animal burrowing under skirting of the portable.
 - The outdoor air louver randomly pops open, but does constantly stay afloat when ventilation system energized.
 - The supply air diffusers are starting to rust and show signs of grime accumulation, especially the first two closest to the ventilation unit.
 - The exterior light at the back door needs to be re-caulked.

- March 9, 2017 Inspection:
 - The outdoor louvers appears to be operating the same as on February 15th.
 - The air supply diffusers had not been replaced at the time of the inspection.
 - In addition to large animal burrowing, several possible vole (a rodent) holes were at the end of the portable housing the ventilation unit.

Corrective Actions:

- Pest Management contractor set up traps and caught one groundhog, but an individual released it before contractor went out to remove the groundhog. Further trapping led to no catches. Work order 23943 was generated for Grounds Services to fill in animal / pest burrows/holes and for pest management to monitor for new activity. Grounds filled in and the holes reappeared. Grounds Services and IPM are in communication and currently evaluating. Monitoring and trapping are the only solutions for ground hogs. The voles are plant pests, nocturnal, and do not infest buildings.
- The outdoor air louver within the ventilation unit was checked and lubricated.
- The supply air diffusers were replaced.
- A block was installed behind exterior light fixtures and caulked.