

School/Facility: Elkridge Landing Middle

Location: Mechanical Rooms

Date of IEQ Report Form: January 6, 2017

Date(s) Investigated: January 10, 2017

Date of Report: October 19, 2017

IEQ Concern:

Discoloration was observed on duct insulation wrap in the mechanical rooms during an indoor environmental quality walkthrough.

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 cloth duct wrap on supply ducts throughout the penthouse has mold growth in areas where hangers exist and sections of duct join. Sections of insulation panels were dislodging.
- Other discoloration on the HVAC cloth duct jacket is due to the lack of paint on the webbed cloth wrap and dirt streaks caused by air leaks within the duct (i.e. pitot / HVAC balancing test holes).
- Students and staff do not have access to the penthouse area.

Corrective Actions:

- Per work order 18640, a contractor was utilized to repair damaged sections of duct insulation. The work was completed in May.