

**THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA**

**ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT**

**TELEPHONE (754) 321-4200**

**FACSIMILE: (754) 321-4285**

March 13, 2018      *Signature on File*

TO:            Heilange Porcena, Principal  
                  **North Side Elementary**

FROM:         Daniel Meyer, Project Manger  
                  Environmental Health & Safety Department

SUBJECT:      Indoor Air Quality (IAQ) Assessment

<u>For Custodial Supervisor Use Only</u>	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed
<hr/>	
<hr/>	

On March 12, 2018, I conducted an assessment at **North Side Elementary School**. Attached are findings and recommendations for further assessment, remediation, or corrective actions needed.

The IAQ assessment did identify one or more existing conditions impacting IAQ and has generated appropriate work orders to correct deficiencies in systems and maintenance that could contribute to decreased indoor air quality. At the time of the assessment, these concerns were not an immediate health or safety concern to building occupants. However, due to individual sensitivities and predisposing health factors, it is possible that some building occupants may elicit a health response to agents and / or conditions identified during the evaluation. Therefore, to further improve IAQ, prevent development of future IAQ-related problems, and to reduce the potential for IAQ-related complaints by building occupants, the IAQ Assessment Team recommends appropriate follow up of each item identified and listed in the attached evaluation.

*Please ensure that your Head Facilities Serviceperson receives a copy of this correspondence so that the recommendations requiring their attention can be addressed. In an attempt to separate IAQ issues from general maintenance items, the attached assessment may contain direction for site based staff to generate a work order through COMPASS. Within two weeks a representative from the Custodial/Grounds Department will conduct a follow-up visit to ensure that all site based custodial issues have been appropriately addressed.*

Should any questions arise, or if the current concerns continue after the attached recommendations have been addressed, please feel free to contact us at 754-321-4200.

DM:lb  
Enc.

- cc:      Sam Bays, Director, Maintenance Operations
- Shelley Meloni, Director, Pre-Construction
- Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
- Greg Neiman, Area Supervisor, Zone 1
- Kurt Wirz, Area Manager Trades
- Gerald Devio, Supervisor II Custodial
- Benjamin Osborne, Supervisor II Custodial
- Mark Murray, Supervisor II Custodial
- Broward Teachers Union
- Federation of Public Employees

# IAQ Assessment

North Side Elementary

Evaluation Date

March 12, 2018

Time of Day

9:30 AM

Outdoor Conditions

Temperature

76.5

Relative Humidity

87.6

Ambient CO2

409

Fish	Temperature	Range	Relative Humidity	Range	CO <sup>2</sup>	Range	# Occupants	
150	75	72 - 78	72.4	30% - 60%	1343	MAX 700 > Ambient	3	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	1 X 1		No		No			
Walls	Plaster		No		Yes		Spotty - North wall	
Floor	12" x 12" Vinyl		No		No			
Ceiling Clean	Yes	HVAC Supply Grills Clean		No	HVAC Return Grills Clean		No	
Walls Clean	Yes	Inside of Supply Duct Clean		No	Inside of Return Duct Clean		No	
Flooring Clean	Yes	Ceiling at Supply Grills Clean		Yes				
Room Surfaces Clean	No	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room		No	
Trash Removed	Yes	Drain Traps Wet		Yes	Air Fresheners in Room		Yes	
Signs of Pests	No	Food if Stored in Room is in Sealed Containers		N/A				
Room Cluttered	No	Mechanical Equipment Location		In classroom HVAC unit			Mechanical Room Clean	N/A
Filters Installed Properly	Yes	Filters Clean		No	Inside of HVAC Unit Clean			No
Condensate Pan Clean	No	Cooling Coil Clean		No				
Fresh Air Intake Location	Back of unit			▼	Fresh Air Intake Free of Obstruction			N/A
Pollutant Sources Near Air Intake	Not Accessible			▼				

**Observations**

High humidity in classroom. Inside of the A/C unit needs to be cleaned. Slightly elevated CO2 levels - O.A. damper needs to be checked. North wall had spotty growth and needed to be wiped with wexcide. (HFSP completed while I was there). Elevated surfaces need to be cleaned. Large Area rugs need to be removed and cleaned properly. Area under rugs cleaned. Remove spray air freshener.

**Corrective Actions to be Completed by Site Based Staff**

Thoroughly clean elevated surfaces	▼
Remove Area Rugs and clean properly	▼
Wipe wall and monitor	▼
Ensure fabric items are cleaned weekly	▼
Remove air fresheners	▼
	▼
	▼
	▼

**Corrective Actions to be Completed by PPO**

Repair HVAC to Reduce Humidity Levels	▼
Repair HVAC to Reduce CO2 Levels	▼
Evaluate fresh air damper at HVAC	▼
Clean entire HVAC Unit - coil, pan, inside & blower	▼
Repair Outside Air filter support (rusted)	▼
	▼
	▼
	▼