

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

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October 18, 2017

Signature on File

TO: Wendy Borowski, Principal
Silver Ridge Elementary

FROM: Alison Witoszynsky, Project Manager
Environmental Health & Safety Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only

☐ Custodial Issues Addressed

☐ Custodial Issues Not Addressed

On October 17, 2017, I conducted an assessment at **Silver Ridge 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.

AW:smn
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

Silver Ridge Elementary

Evaluation Date October 17, 2017

Time of Day 1030

Outdoor Conditions

Temperature 88.0

Relative Humidity 72.5

Ambient CO2 491

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
905	75.5	72 - 78	69.6	30% - 60%	774	MAX 700 > Ambient	36
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		No		No		
Walls	Drywall		No		No		
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean	Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		Yes
Walls Clean	No	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						
Trash Removed	Yes	Exhaust Fans Working		Yes	Unapproved Chemicals / Cleaners in Room		No
Signs of Pests	No	Drain Traps Wet		Yes	Air Fresheners in Room		No
Room Cluttered	Yes	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location		FISH 909				Mechanical Room Clean	No
Filters Installed Properly	Yes	Filters Clean		Yes	Inside of HVAC Unit Clean		Yes
Condensate Pan Clean	Yes	Cooling Coil Clean		Yes			
Fresh Air Intake Location	Over top of exterior mechanical room door ▼				Fresh Air Intake Free of Obstruction		Yes
Pollutant Sources Near Air Intake	No ▼						

Observations

Two teachers present within this room with 36 kids.

Corrective Actions to be Completed by Site Based Staff

Room too cluttered to clean properly	▼
Encourage occupant to reduce clutter	▼
Thoroughly clean horizontal surfaces	▼
Clean cobwebs from elevated corners	▼
Sweep floor in the mechanical room	▼
Clean restroom exhaust fan grill	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Repair HVAC to Reduce Humidity Levels	▼
Clean HVAC supply & return grills and drops	▼
Remove cover and dust inside of exhaust fans	▼
	▼
	▼
	▼
	▼

IAQ Assessment

Silver Ridge Elementary

Evaluation Date October 17, 2017

Time of Day 1030

Outdoor Conditions

Temperature 88.0

Relative Humidity 72.5

Ambient CO2 491

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
P-1166VE	75.7	72 - 78	96	30% - 60%	612	MAX 700 > Ambient	0
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	Drywall		Yes	No	not wet, but some staining		
Walls	Homasote / Tackboard		Yes	Yes	all walls bubbled		
Floor	12" x 12" Vinyl		Yes	No	one tile missing, plywood stain		
Ceiling Clean	Yes		HVAC Supply Grills Clean	No		HVAC Return Grills Clean	No
Walls Clean	No		Inside of Supply Duct Clean	No		Inside of Return Duct Clean	No
Flooring Clean	Yes		Ceiling at Supply Grills Clean	Yes			
Room Surfaces Clean	Yes						
Trash Removed	Yes		Exhaust Fans Working	Yes		Unapproved Chemicals / Cleaners in Room	No
Signs of Pests	No		Drain Traps Wet	Yes		Air Fresheners in Room	No
Room Cluttered	No		Food if Stored in Room is in Sealed Containers	N/A			
Mechanical Equipment Location	Bard like HVAC system in classroom					Mechanical Room Clean	N/A
Filters Installed Properly	Yes		Filters Clean	Yes		Inside of HVAC Unit Clean	No
Condensate Pan Clean	Yes		Cooling Coil Clean	Yes			
Fresh Air Intake Location	Behind Bard unit/Exterior wall					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No						

Observations

No one utilizing room, but kids use for bathroom. AC was set to "ON" and very humid inside. Exhaust fan off in bathroom and moisture dripping on walls/mirror. Drips observed on outside of door coming from gaps around door. Changed AC setting from "ON" to "AUTO" and asked HFSP to check inside temp at the end of the day. Interior and exterior walls are wet; combination of intrusion from outside with high humidity inside. The wood subfloor is also wet.

Corrective Actions to be Completed by Site Based Staff

	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Repair HVAC to Reduce Humidity Levels	▼
Clean HVAC supply & return grills and drops	▼
Remove cover and dust inside of exhaust fans	▼
Replace water damaged floor & wall material (interior & exterior)	▼
Evaluate Portable for Use	▼
	▼