

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

FACSIMILE: (754) 321-4285

June 23, 2016,

Signature on File

TO: Tamara Zaslow, Principal
Stirling Elementary

FROM: Robert Krickovich, Coordinator, LEA
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
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On June 21, 2016, I conducted an assessment at **Stirling 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.

RK:smn
Enc.

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

IAQ Assessment

Stirling Elementary

Evaluation Date June 21, 2016

Time of Day 12:00

Outdoor Conditions Temperature 81.4

Relative Humidity 76.6

Ambient CO2 465

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
850	69.8	72 - 78	68.0	30% - 60%	431	MAX 700 > Ambient	1
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Yes		Yes		No		3 stained tiles	
Ceiling	2' X 4' Lay in		Yes	No		4 sq ft west window	
Walls	Drywall		Yes	No			
Floor	12" x 12" Vinyl		No	No			

Ceiling Clean	Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	No
Walls Clean	Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	No
Flooring Clean	No	Ceiling at Supply Grills Clean	No		
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	No	Food if Stored in Room is in Sealed Containers	N/A		

Mechanical Equipment Location	Bard back of room	Mechanical Room Clean	N/A
Filters Installed Properly	Yes	Filters Clean	No
Condensate Pan Clean	N/A	Cooling Coil Clean	N/A
		Inside of HVAC Unit Clean	No

Fresh Air Intake Location	Outside of Unit ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None ▼		

Observations

Musty Odor in room - 3 Stained ceiling tiles down center of room - Water damaged wall material at bottom of west window - Flooring dirty - Surfaces dirty - Ceilings at HVAC Supply grills dirty - HVAC Return grill dirty - HVAC Filters dirty - Bath fan runs continuously - HVAC unit dirty inside.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean and sanitize flooring	▼
Thoroughly clean ALL surfaces	▼
Clean ceilings around HVAC supply grills	▼
Clean HVAC Return Grill with Wexcide	▼
Remove and replace A/C Filters	▼
	▼
Call in work orders for repairs when water stains or damage are noticed	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tile	▼
(Roof seam down center of modular leaking)	▼
Clean entire HVAC system - unit and drops	▼
Repair HVAC to Reduce Humidity Levels	▼
Evaluate and repair cause of water damaged wall material	▼
Evaluate bath fan operating continuously	▼
Check interlocks / switches	▼

IAQ Assessment

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Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
851	75.4	72 - 78	58.6	30% - 60%	416	MAX 700 > Ambient	1
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		No	HVAC Return Grills Clean		No
Walls Clean	Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		No
Flooring Clean	No	Ceiling at Supply Grills Clean		No			
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	No	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location	Bard back of room					Mechanical Room Clean	N/A
Filters Installed Properly	Yes	Filters Clean		No	Inside of HVAC Unit Clean		N/A
Condensate Pan Clean	N/A	Cooling Coil Clean		N/A			
Fresh Air Intake Location	Outside of Unit ▼					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None ▼						

Observations

Flooring dirty - Surfaces dirty - Ceilings at HVAC Supply grills dirty - HVAC Supply and Return grills dirty - HVAC Filters dirty - Bath fan runs continuously - HVAC unit dirty inside.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean and sanitize flooring	▼
Thoroughly clean ALL surfaces	▼
Clean Supply Grills with Wexcide	▼
Clean ceilings around HVAC supply grills	▼
Clean HVAC Return Grill with Wexcide	▼
Remove and replace A/C Filters	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Clean entire HVAC system - unit and drops	▼
	▼
Evaluate bath fan operating continuously	▼
Check interlocks / switches	▼
	▼
	▼
	▼
	▼