

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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January 26, 2018

Signature on File

TO: Tamara Zaslow, Principal
Stirling Elementary

FROM: Alison Witoszynsky, Project Manager
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 January 24, 2018, 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.

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

Stirling Elementary

Evaluation Date January 24, 2018

Time of Day 1:05 PM

Outdoor Conditions Temperature 80.5 Relative Humidity 67.1 Ambient CO2 435

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
136	73.2	72 - 78	72.8	30% - 60%	1309	MAX 700 > Ambient	12
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
2' X 4' Lay in		Homasote / Tackboard		12" x 12" Vinyl			
No		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	Yes	Ceiling at Supply Grills Clean	Yes		
Room Surfaces Clean	No				

Trash Removed	Yes	Exhaust Fans Working	No	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 136C	Mechanical Room Clean	Yes
Filters Installed Properly	No	Filters Clean	Yes
Condensate Pan Clean	N/A	Cooling Coil Clean	N/A
		Inside of HVAC Unit Clean	N/A

Fresh Air Intake Location	Thru exterior wall / Ext. Corridor Ceiling	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No		

Observations

Occupant complaining of mold odors. HFSP reports that there are plans to clean the upper (plaster) portion of the restroom (FISH 136B) walls with Wexcide. Visible dust and water staining/dripping observed. Ceiling tile grip showing rust spots indicating historical moisture issues. Space is moderately cluttered with papers and other items making it difficult for continual dusting/cleaning. Cubbies and counter have light to moderate dust layer and need a good wipe down. Return grill/drop and exhaust grill/drop need to be cleaned. Exhaust did not appear to be operating. AC system appears to have two fresh air intakes into system/closet.

Corrective Actions to be Completed by Site Based Staff

Encourage occupant to reduce clutter	▼
Thoroughly clean horizontal surfaces	▼
Clean dust from wall surfaces (FISH 136B)	▼
Call in work order to repair exhaust fan (J846614)	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Repair HVAC to Reduce Humidity Levels	▼
Repair HVAC to Reduce CO2 Levels	▼
Clean HVAC supply & exhaust grills and drops	▼
Evaluate/Repair HVAC dampers & exhaust interlocks	▼
	▼
	▼
	▼