

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

FACSIMILE: (754) 321-4285

February 27, 2017

Signature on File

TO: Olayemi Awofadeju, Principal
South Broward High

FROM: Alison Witoshynsky, 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
<hr/>	
<hr/>	

On February 24, 2017, I conducted an assessment at **South Broward High 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: 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
- Mark Murray, Supervisor II Custodial
- Sam Bays, Director, Maintenance Operations
- Kurt Wirz, Area Manager Trades

IAQ Assessment

South Broward High

Evaluation Date February 24, 2017

Time of Day 125pm

Outdoor Conditions Temperature 81.6

Relative Humidity 63.7

Ambient CO2 456

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
422	76.3	72 - 78	58.5	30% - 60%	1088	MAX 700 > Ambient	6
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	No	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		Yes
Walls Clean	No	Inside of Supply Duct Clean		Yes	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		N/A	Unapproved Chemicals / Cleaners in Room		No
Signs of Pests	No	Drain Traps Wet		N/A	Air Fresheners in Room		No
Room Cluttered	Yes	Food if Stored in Room is in Sealed Containers		No			
Mechanical Equipment Location	FISH 420				Mechanical Room Clean		Yes
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	Thru exterior wall ▼				Fresh Air Intake Free of Obstruction		Yes
Pollutant Sources Near Air Intake	No ▼						

Observations

IAQ inspection requested because teacher reported a "moldy" odor in the classroom. The teacher stated that there was no odor at the time of the inspection. She did report that the return grill located above her desk blows air onto her desk, enough to move paperwork. The wall (drywall and baseboard) were stained near the floor. Minor dust was observed on the ceiling tile grid. Teacher work area slightly cluttered. Relative humidity elevated, but within specified range; however, any slight increase may attribute to the reported "moldy" odor.

Corrective Actions to be Completed by Site Based Staff

Clean dust from wall surfaces near floor	▼
Remove return grill and vacuum	▼
Encourage occupant to reduce clutter	▼
Thoroughly clean horizontal/elevated surfaces	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
to prevent air flow from Return	▼
Evaluate/Repair HVAC dampers and exhaust interlocks	▼
Repair HVAC to Reduce Humidity Levels	▼
	▼
	▼
	▼