

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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April 4, 2017

Signature on File

TO: Michelle Padura, Principal
Stranahan 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
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On April 3, 2017, I conducted an assessment at **Stranahan 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

Stranahan High

Evaluation Date April 3, 2017

Time of Day 1145

Outdoor Conditions Temperature 87.0

Relative Humidity 68.8

Ambient CO2 452

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
118C	69.4	72 - 78	68.1	30% - 60%	900	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	Plaster		No		No		
Floor	Carpet		No		No		
Ceiling Clean	Yes	HVAC Supply Grills Clean		No	HVAC Return Grills Clean		No
Walls Clean	Yes	Inside of Supply Duct Clean		N/A	Inside of Return Duct Clean		N/A
Flooring Clean	Yes	Ceiling at Supply Grills Clean		No			
Room Surfaces Clean	No						
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	No	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location	FISH 120					Mechanical Room Clean	Yes
Filters Installed Properly	Yes	Filters Clean		No	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

Office, occupant reports watering/itching eyes and other allergy symptoms. Room is cluttered with papers, personal items, and boxes. Horizontal and elevated surfaces have a light dust layer. Return grill has medium dust load. Cracking paint/plaster in corners adjacent to window.

Corrective Actions to be Completed by Site Based Staff

Clean cobwebs from elevated corners	▼
Remove & clean HVAC Return Grill with Wexcide	▼
Remove and replace A/C Filters, date properly	▼
Sweep floor in the mechanical room	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
Eval./Repair HVAC dampers & exhaust interlocks	▼
Evaluate and repair cause of damaged/cracked wall material @ corners & door frame	▼
	▼
	▼

IAQ Assessment

Stranahan High

Evaluation Date April 3, 2017

Time of Day 1200

Outdoor Conditions Temperature 87.0

Relative Humidity 68.8

Ambient CO2 452

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
118E	70.7	72 - 78	67.0	30% - 60%	934	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	Plaster		No		No		
Floor	Carpet		No		No		
Ceiling Clean	Yes	HVAC Supply Grills Clean		No	HVAC Return Grills Clean		No
Walls Clean	Yes	Inside of Supply Duct Clean		N/A	Inside of Return Duct Clean		N/A
Flooring Clean	Yes	Ceiling at Supply Grills Clean		No			
Room Surfaces Clean	No						
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	No	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location	FISH 120					Mechanical Room Clean	Yes
Filters Installed Properly	Yes	Filters Clean		No	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

Office, occupant reports watering/itching eyes and other allergy symptoms. Room is cluttered with papers, personal items, and boxes. Horizontal and elevated surfaces have a light dust layer. Return grill has medium dust load. Cracking paint/plaster in corners adjacent to window.

Corrective Actions to be Completed by Site Based Staff

Clean cobwebs from elevated corners	▼
Remove & clean HVAC Return Grill with Wexcide	▼
Remove and replace A/C Filters, date properly	▼
Sweep floor in the mechanical room	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
Eval./Repair HVAC dampers & exhaust interlocks	▼
Evaluate and repair cause of damaged/cracked wall material @ corners & door frame	▼
	▼
	▼

IAQ Assessment

Stranahan High

Evaluation Date

April 3, 2017

Time of Day

1215

Outdoor Conditions

Temperature

87.0

Relative Humidity

68.8

Ambient CO2

452

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
119	74.4	72 - 78	61.7	30% - 60%	980	MAX 700 > Ambient	1
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
2' X 4' Lay in		Plaster		12" x 12" Vinyl			
No		Yes		No		1 ceiling tile in hallway	
No		No		No			
No		No		No			
Ceiling Clean		Walls Clean		Flooring Clean		Room Surfaces Clean	
No		No		Yes		No	
HVAC Supply Grills Clean		Inside of Supply Duct Clean		Ceiling at Supply Grills Clean		HVAC Return Grills Clean	
No		N/A		No		No	
Exhaust Fans Working		Drain Traps Wet		Food if Stored in Room is in Sealed Containers		Unapproved Chemicals / Cleaners in Room	
N/A		N/A		N/A		No	
No		No		No		Air Fresheners in Room	
No		No		No		No	
Mechanical Equipment Location		Filters Installed Properly		Condensate Pan Clean		Mechanical Room Clean	
FISH 120		Yes		Yes		Yes	
Filters Clean		Cooling Coil Clean		Fresh Air Intake Location		Fresh Air Intake Free of Obstruction	
No		Yes		Thru exterior wall		Yes	
Pollutant Sources Near Air Intake		No					

Observations

Office, occupant reports watering/itching eyes and other allergy symptoms. Room is cluttered with papers, personal items, and boxes. Horizontal and elevated surfaces have a light dust layer. Return grill has medium dust load. Loud wind sound when door is closed, appears to be flowing into hallway. Ceiling tiles have dust load around edges and gaps where not set in grid properly. Cracking paint/plaster behind door on frame and adjacent to window at corners.

Corrective Actions to be Completed by Site Based Staff

Clean dust from ceilings	▼
Clean dust & stains from wall surfaces	▼
Thoroughly clean elevated & horizontal surfaces	▼
Remove, Clean HVAC Return Grill with Wexcide	▼
Room too cluttered to clean properly	▼
Encourage occupant to reduce clutter	▼
Remove and replace A/C Filters, date properly	▼
Sweep floor in the mechanical room	▼

Corrective Actions to be Completed by PPO

Repair HVAC to Reduce Humidity Levels	▼
Eval./Repair HVAC dampers & exhaust interlocks	▼
Evaluate and repair cause of damaged/cracked wall material @ corners & door frame	▼
Remove and replace dust stained ceiling tiles	▼
Install new ceiling tile upon repair, cuts needed	▼
Evaluate and repair cause of stained ceiling tile	▼