

School/Facility: Manor Woods Elementary
Location: Health Suite
Date of IEQ Report Form: September 18, 2017
Date(s) Investigated: September 20 and October 10, 2017
Date of Report: December 7, 2017

IEQ Concern:

Individual reported thermal issue (too hot).

IEQ Investigation Process:

Identify deficiencies that may impact IEQ and/or sources of odor concerns. Typically includes the following depending on the nature of concern, but not limited to:

- interview/questionnaire of concern individual(s)
- inspection above drop ceiling (condition of roof deck, pipe insulation, return air plenum)
- inspection of ventilation system (operation of variable air volume box and outdoor air dampers, check controls, measurements of carbon dioxide, temperature and relative humidity, sources near outdoor air intake, measure return and supply air volume, cleanliness of coils, liner and condensate pan)
- inspection of exterior
- inspection below drop ceiling (housekeeping, sink and floor drain traps, signs of past and present moisture concern via visual and/or moisture meter, mold growth, ensure connection of current and capping of abandoned sanitary vents, odorizers, excessive plants and fabric items, identify potential pathways, and measure volatile organic compounds, carbon monoxide, and lighting)

Findings:

- Thermal discomfort concerns are directed to Building Services HVAC shop to address.
- Two data loggers (patient area and office) were deployed by the Office of Environment to assist with evaluation.
 - HVAC mechanic assessed September 20th.
 - Data loggers were set out September 20th through October 10th. Temperatures were within comfort guidelines and on the higher end (77-78 degrees) at times during October 3rd and 5th.

Corrective Actions:

- Building Services found ventilation unit serving the area to have a low refrigerant charge. A leak was unable to detect at the time. The unit was charged with 20lbs R-22.