

School/Facility: Mayfield Woods Middle School
Location: Administrative Office, Staff Lounge, and Health Room
Date of IEQ Report Form: January 8, 2018 (call from Building Services)
Date(s) Investigated: January 8-12, 2018
Date of Report: May 5, 2018

IEQ Concern:

A sprinkler head had frozen causing a pipe to burst in the Assistant Principals office. Water from the leak spread to surrounding offices, the staff lounge, and the health room.

Response Actions:

- The Office of the Environment was notified of the leak on January 8, 2018. The Office of the Environment arrived onsite that day to perform an assessment. Due to the extent of the leak, a Board approved restoration company was contacted to assist in the cleanup and removal of damaged materials. The restoration company was managed by the Office of the Environment, as the office is familiar with the practices and procedures that need to occur to minimize the potential for future mold growth due to the incident.
- The Board approved restoration company met onsite with the Office of the Environment. Both the Office of the Environment and the restoration company performed an assessment to delineate the area of impact. During the assessment phase, the Office of the Environment identified highly suspect mold growth with a mechanical closet in the administration office. This mold growth was preexisting due to an issue unrelated to the frozen sprinkler head (likely splashing from a nearby condensation pipe).
- Drywall, ceiling tiles, fiberglass wall insulation, and fiberglass pipe insulation in the area of “direct impact” were removed. The cove base (on drywall) was removed from ancillary areas and holes were cut/drilled in the remaining drywall. Air movers were placed to increase air flow behind the drywall, aiding in the drying process. Furniture was elevated from the floor to increase air flow beneath the items. Fans and dehumidifiers were also placed in the impacted areas.
- During removal of drywall contractors identified limited mold impacted drywall (backside of drywall). Apparently, a leak had occurred in association with the bathroom several years ago. The impacted drywall from the historic incident was removed.
- A board approved restoration company replaced the damaged materials (drywall, ceiling tiles, cove base, etc.), repainted the area, cleaned the carpet, and performed a general cleaning of the impacted rooms.

Corrective Actions:

- Mold impacted drywall still remains within the mechanical closet. Accessible impacted areas were treated with a biocide. The Heating Ventilation and Air Conditioning (HVAC) units within the closet will need to be removed to abate the mold impacted materials. These units are responsible for heating the administrative offices. This work will be completed later in the year when the heating system will not be in use. The impacted drywall is not accessible to students (concealed behind two doors) and has an extremely low potential for disturbance. The ductwork of the HVAC units is contained from the mechanical closet therefore contamination of the HVAC system is not anticipated.