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Jordan Public Schools

CERC

Inspection Date
04-10-2019



Observations and Air Quality Measurements

Observations and air sampling results are outlined in the following table:

Room / Location	Time	Number of Occupants	CO2 (ppm)	CO (ppm)	RH (%)	Temp. (F)	Comments/Observations
Gym	3:00 PM	3	1075	0	41	63	
600	3:02 PM	2	704	1	31	67	
601	3:03 PM	2	709	1	29	68	

Summary of Concerns & Recommendations

See below for IEA's list of concern areas and recommendations:

Indoor Air Quality Parameters/Guidelines

IEA recorded area(s) with humidity levels outside the ASHRAE recommended range of 30-60%. Relative humidity levels identified in areas listed below were found to be outside these guidelines. Low humidity levels tend to dry mucous membranes which may result in increased susceptibility to irritation. An evaluation of the ventilation system controls, performance and operation is recommended. Low relative humidity is common in buildings during the heating season.

Room 601

IEA recorded area(s) with carbon dioxide measurements over 1,200 ppm in the building. IEA considers carbon dioxide measurements above 1,200 ppm as an indication of a possible ventilation issue. The air-handling system serving the location with these levels should be evaluated. Possible issues with air distribution and/or the control system may be the source for the carbon dioxide measurements.

IEA recorded area(s) with temperatures outside the recommended range. During the heating season, ASHRAE recommends that temperatures be between 68° and 75°F. Evaluation of temperature controls and/or ventilation system performance and operation is recommended.

Gym

Room 600

IEA did not record any areas with elevated carbon monoxide levels. IEA considers carbon monoxide over 5 ppm to be a possible indication of ventilation and/or equipment issues. Systems and equipment in locations with elevated carbon monoxide should be assessed.

Odors

Odors were not detected during the site visit in the building. If odor issues arise, the source should be investigated. If the source for the odor cannot be easily identified, it is recommended that further investigation be conducted by a professional consulting service.

Water Stained Ceiling Concerns

Water-impacted ceiling materials should be replaced when discoloration or water staining is observed. Water-impacted ceiling materials can be a source for microbial growth. The source for the moisture infiltration should be investigated and repaired. No issues observed.

Visible Fungal Growth Concerns

Building materials with visible fungal growth should be removed and/or cleaned under controlled conditions, per the New York City Guidelines (<https://www1.nyc.gov/assets/doh/downloads/pdf/epi/epi-mold-guidelines.pdf>) or following the Institute of Inspection, Cleaning and Restoration (IICRC) S520 *Standard and Guide for Professional Mold Remediation* to prevent possible contamination of adjacent locations and impact to building occupants. No issues observed.

Efflorescence Concerns

During the walkthrough, IEA did not identify any areas with efflorescence. Should issues develop, IEA recommends checking the area to note humidity levels and investigating moisture concerns in the area.

Bubbling/Peeling Paint Concerns

IEA did not observe bubbling/peeling paint in throughout the building. Bubbling/peeling paint can be caused by moisture issues. IEA would recommend investigating the cause and repairing the paint. IEA recommends ensuring that the paint is not lead-based prior to disturbance.

Condensation Concerns

IEA did not locate any areas where condensation was forming. Condensation forming on interior sources may suggest a temperature or humidity issue within the space. Elevated humidity can be a source of microbial growth. Temperature differentials that cause condensation on surfaces can suggest a ventilation concern. The condensation can be deposited on surfaces can increase the likelihood for fungal growth and damage to building materials. Window condensation can occur during extreme cold outdoor temperatures.

Plants

Plants in an occupied location can be a source of allergens to sensitized individuals due to the pollen and soil mold. It is recommended that plants be removed from locations occupied by sensitized individuals. If plants are to remain in the area, the following actions are recommended:

- Water plants from the bottom to aid in preventing fungal growth on the soil surface
- Do not locate plants on top of air unit ventilators, if present in a room, to prevent soil and leaves from falling into the units.
- Do not locate plants near air supply diffusers, this will limit air currents over the plants and may prevent pollen or mold spores from becoming airborne.

Taxidermy

IEA did not observe any areas with taxidermy mounts present. Individuals with allergies or asthma may be sensitive to dust, animal fur, dander, body fluids, and feces and may have a reaction when exposed to these allergens. IEA recommends using an alternative to animals if allergen symptoms are found by occupants within a classroom containing taxidermy.

Live Animals

During the walkthrough, IEA did not observe any live animals. Prior to having animals, the District Nurse should be consulted to verify children's allergies. Consult parents about potential allergies in a take-home note with students or during parent-teacher conferences. IEA recommends that sensitive students are located away from the animal and that cages are regularly cleaned.

Poor Airflow

Poor airflow was not identified in the building during the site visit. If the building is occupied, air handling systems should be set to operate in "occupied" mode. If poor airflow is identified while systems are in "occupied" mode, a ventilation and controls assessment is recommended.

Poor Housekeeping

Areas were not identified by IEA as having poor housekeeping (excessive clutter, excessive dust/debris on horizontal surfaces, etc.). Poor housekeeping can limit building maintenance from conducting a proper regular cleaning of the area. This can result in elevated potential for allergen issues in sensitized individuals due to dirt and debris loading. Poor housekeeping can also allow for pest (insects and rodents) issues in the space.

Structural Failure

IEA did not observe any areas in which external and/or internal structural failure was present. IEA would note these items as pre-cautionary and would recommend that they are examined by a licensed engineer.

Blocked Air Diffusers

IEA did not observe any blocked air diffusers in the following rooms. IEA would recommend that items are moved from the vicinity of the air supply diffuser and return grates. Blocked supply and return on the units can limit efficient air exchange within the occupied space.