

BUILDING DYNAMICS, LLC

www.building-dynamics.com

INDUSTRIAL HYGIENE

1216 Ashton Road
Ashton, MD 20861
240.899.6926 (mobile)
elight@building-dynamics.com



HVAC ENGINEERING

703.963.0824 (mobile)
jbailey@building-dynamics.com

Lisbon Elementary School Music Portable: Mold Remediation

October 30, 2015

Prepared by: Ed Light, CIH

Prepared for: Howard County Public School System

Building Dynamics, LLC (BDL) was asked by Howard County Public School System (HCPSS) to assess the music portable at Lisbon Elementary School (LES) for mold growth and to recommend corrective measures.

In summary, the portable leaked by one window during rain events producing localized mold growth. Affected surfaces were remediated and the leak repaired. No other conditions were observed which could adversely impact air quality and there was no health hazards. The portable has been fully restored and is safe for re-occupancy.

BDL inspected the LES portable on October 21, 2015. Surfaces were inspected following procedures prescribed by ASTM D7338-10, Standard Guide for Assessment of Fungal Growth in Buildings. Findings were as follows:

1. Suspect growth had been reported by one window and had been remediated by HCPSS (wiped with disinfectant).
2. Suspect growth reappeared and BDL was asked to evaluate.
3. On October 21, 2015, BDL inspected the portable and did not observe any conditions which could adversely impact IAQ.
4. Exposed surfaces were tested with a moisture meter and found to be dry.
5. Building Services was onsite and identified the source of the leak to be two missing screws on the roof immediately above the window.
6. Potentially affected surfaces were accessed by cutting a hole in the drywall below the window and pulling back the carpet and metal siding by the window on the outside.
7. Localized suspect growth was observed in the wall cavity and on the sheathing, and these surfaces had elevated moisture content.
8. No suspect growth was observed under the carpet, but subfloor was damp in one spot.
9. Suspect growth was remediated by wiping with a disinfectant.
10. The leaks were repaired.
11. The portable was vacated pending completion of drying and repairs.
12. On October 26, HCPSS confirmed that affected surfaces were dry and confirmed that leak repair had been successful.

BDL inspection and report by Ed Light, CIH.

BDL President, Ed Light, CIH, holds degrees in Environmental Science from the University of Massachusetts (B.S.) and Marshall University (M.S.), is a Senior Fellow of the American Industrial Hygiene Association, has authored over 40 scientific publications on assessment and control of the indoor environment and chaired several national scientific committees. In the 1980s, Mr. Light established the West Virginia Department of Health IAQ Program, pioneering efforts to resolve exposure issues related to formaldehyde, asbestos, and termiticides. In the 1990's, he developed widely used protocols for addressing IEQ complaints (published by EPA, NIOSH and ISIAQ) and managing air quality in occupied buildings under construction (now an ANSI standard). As a consultant, Mr. Light has directed more than 1000 multi-disciplinary IEQ investigations, ranging from the White House to the South Pole Station.