**INDOOR AIR QUALITY REASSESSMENT**

**Annex Building**

**272 Main Street**

**Townsend, Massachusetts**

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Prepared by:

Massachusetts Department of Public Health

Bureau of Environmental Health

Indoor Air Quality Program

February 2017

# BACKGROUND

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| **Building:** | The Annex |
| **Address:** | 272 Main Street, Townsend, MA |
| **Assessment Requested by:** | Emy Hoff, Recreation Director,  Town of Townsend, MA |
| **Reason for Request:** | Assessment of remediation efforts in response to recommendations from an Indoor Air Quality (IAQ) Program report dated June 2015. |
| **Date of Assessment:** | January 6, 2017 |
| **Massachusetts Department of Public Health/Bureau of Environmental Health (MDPH/BEH) Staff Conducting Assessment:** | Michael Feeney, Director, IAQ Program |
| **Date of Building Construction:** | 1900s |
| **Building Description** | The building is a one-story brick structure with attic constructed as a bank in the early 1900s. The interior walls mostly consist of plaster. The building was vacant at the time of the assessment |
| **Windows** | Openable |

# Methods

Please refer to the IAQ Manual and appendices for methods, sampling procedures, and interpretation of results (MDPH, 2015).

Note that this building was previously visited by the BEH/IAQ Program in May of 2015, and a report on that visit was released in June of 2015. This report can be viewed here: <http://www.mass.gov/eohhs/gov/departments/dph/programs/environmental-health/exposure-topics/iaq/iaq-rpts/cities-and-towns-t-u.html>.

# Response to Conclusions/Recommendations

The following activities were completed in response to the recommendations made in the June 2015 assessment:

1. Ensure all water-damaged porous materials (e.g., carpet) are removed from the building and all mold-colonized nonporous surfaces are cleaned in accordance with EPA Guidance for Mold Remediation in Schools and Commercial Buildings (US EPA, 2001).

**Action:** Water-damaged materials were removed from the building.

1. Repair water-damaged plaster.

**Action:** Water-damaged plaster was repaired.

1. Replace damaged exterior wall surfaces.

**Action:** Damaged exterior surfaces were repointed.

1. If damaged ceiling or floor tiles contain asbestos, remediate in conformance with state and federal asbestos remediation and hazardous waste disposal laws.

**Action:** Ceiling and floor tiles were remediated.

1. Design and provide gutter/downspout system that deposits rainwater as far as practicable from the foundation.

**Action:** Plans are in progress to identify the best method for reducing water exposure to the building’s exterior.

Based on these actions observed by BEH/IAQ staff at the time of this assessment, repairs made at the Annex meet the recommendations made in the IAQ report issued June 2015. The mold-colonized/water-damaged materials were removed and the integrity of the building envelope was re-established. For additional information and guidance, refer to IAQ documents on the MDPH’s website, available at: <http://mass.gov/dph/iaq>.

# References

MDPH. 2015. Massachusetts Department of Public Health. Indoor Air Quality Manual: Chapters I-III. Available at: <http://www.mass.gov/eohhs/gov/departments/dph/programs/environmental-health/exposure-topics/iaq/iaq-manual/>.