

INSPECTION REPORT
UWF EH&S

Urgent!
Extremely Dangerous Situation!
Life Threatening Safety Issue!

Inspection type: Water Intrusion & Odor Report No. 061212-B4 (S&E)
Inspector: Pennie Sparks Contact Information: (850) 474-2177 psparks@uwf.edu
Date: 06/11/12 Time: 10:30am & 4:00pm Facility: Building 4 Science & Engineering
Room: 1st Floor Lobby and Halo deck

Part I. Nature of Inspection:

EH&S responded to a request from building managers, Cliff Redding and David Algeo to evaluate water intrusion in the 1st floor lobby, specifically in the floor mounted power outlets and an odor emanating from the wet outlets. Upon entering the building I observed the outlet covers (3) propped open and a fan running, but did not notice any obvious odor. I met with Cliff and David and discussed their concerns. They stated that when they entered the building early in the morning building services personnel were mopping the floor around the outlets and the power was still on/energized. The power was turned off at the breaker and the water vacuumed out of the power boxes. I observed a small amount of water still present inside the boxes and corrosion around the outlets (see attached photos). By the time I arrived, the odor had dissipated however, it was described as a musty/moldy smell. Water intrusion in the halo deck room was also observed along and out from the screen wall in a half moon shape, approximately 12' x 6'. There appeared to be evidence of previous water intrusion at the windows in the entry way to the halo deck.

I conducted a visual assessment of the 1st floor lobby, power boxes and the halo deck room looking for moisture intrusion. Weather stripping at the bottom of the doors was intact and did not appear to be damaged or malformed. Photos were taken of the power boxes and outlets. There were obvious signs of past moisture problems in the power boxes and around the outlets. A V-ray instrument was used to determine if any volatile organic compounds (VOC) were being released from the outlet boxes which could account for the odor that was detected by building staff. The instrument detected an average of 122 ppb VOC in the most corroded box and an average of 94 ppb VOC in the other two boxes. At this low level, the VOC are negligible and probably is not the source of the odor.

The infra-red camera that I was using for surveying moisture detected a very wet carpet in the holodeck room, however, moisture was not detected in the wall at that time. The area around the windows in the entry way did not show any current intrusion of moisture but as previously stated there was evidence of a previous moisture intrusion.

Recommended the area be wet vacuumed again until as much water is removed as possible and fans be placed in the room to dry the area to help prevent wicking of the moisture up into the wall and causing further damage.

Area was re-inspected at approximately 4:00 pm and the floor appeared and felt dry to the touch in the halo deck room. Two fans were still running at that time.

RECOMMENDATIONS:

1. Lock-out/tag-out breaker for floor mounted outlets or completely remove breaker/power source from the outlets. **Power must be secured** in some manner so that it cannot be accidently re-engenerized until a more permanent solution can be reached.

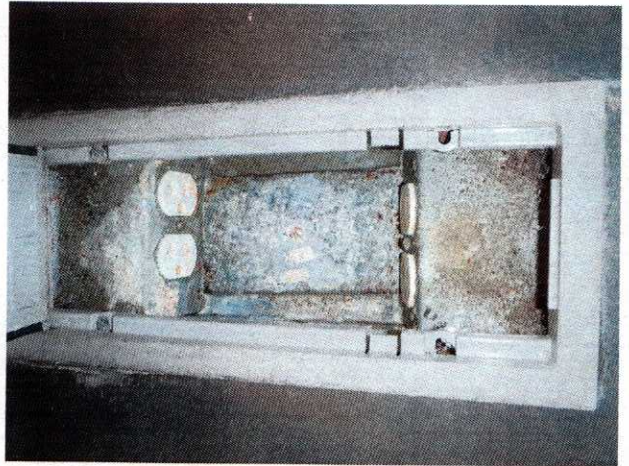
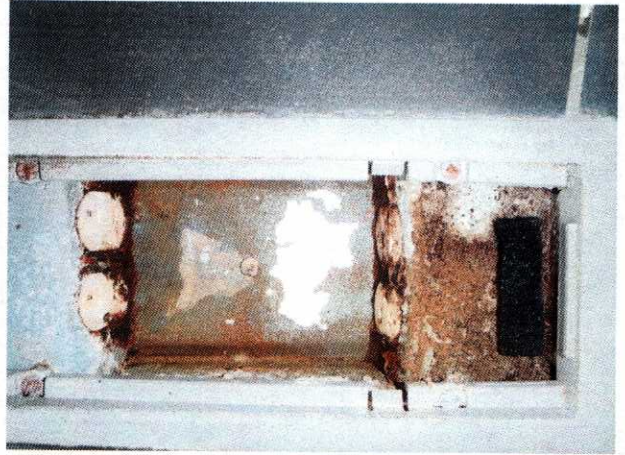
2. Determine permanent solution for preventing water from entering floor mounted power boxes.

Suggest - remove power and cover power boxes with closed plate

Install awnings over doors to help prevent water intrusion??? Not completely safe since a heavy rainfall as observed this past weekend, could still force water under the doors and create the same life threatening situation observed yesterday.

3. Re-evaluate landscaping around the building to prevent water from flowing toward the windows in the halo deck room.

Prepared by: Pennie Sparks Date 06/12/12



**INSPECTION REPORT
UWF EH&S**

Inspection type: Tile Issues Report No. 061712-B54 (Pool)
Inspector: Pennie Sparks Contact Information: (850) 474-2177 psparks@uwf.edu
Date: 06/27/12 Time: 9:00 am Facility: Building 73 Pool
Room: Pool deck

Part I. Nature of Inspection:

Document tile issues and safety barriers around pool deck. Large red cones and/or fencing have been placed around all areas where the tile is broken, raised or in some way damaged which could create a safety issue for those working or visiting the pool. These areas appear to be sufficiently marked and/or blocked to prevent injuries from occurring because of the damaged tile.

Part II. Other Problems Identified:

Strong smell of chlorine outside building near mechanical room and between B73 & B72.

Inspector Notes:

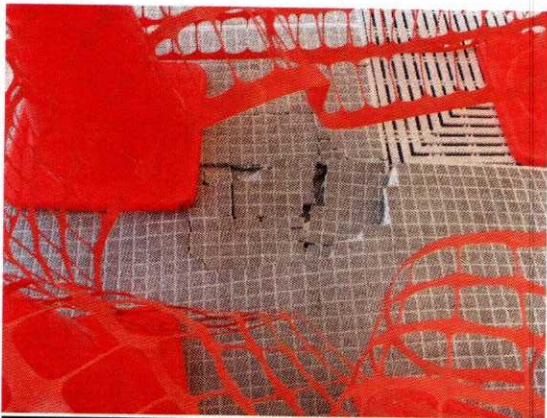
Contacted John Casey from Utilities about chlorine smell and awaiting further information from him.

RECOMMENDATIONS:

- 1. Maintain barriers until a more permanent resolution is achieved .**
- 2. Tile should be repaired/replaced as soon as reasonable; possibly between summer and fall semester.**

Prepared by: Pennie Sparks Date 06/27/12







INSPECTION REPORT UWF EH&S

Inspection type: Safety Report No. IR10151201
Inspector: Pennie Sparks Contact Information: (850) 474-2177 psparks@uwf.edu
Date: 10/15/12 Time: 3:00 pm Facility: Building 13
Room: Outside

Part I. Nature of Inspection:

A possible safety issue was reported by a building occupant. The occupant described a washed out area under the sidewalk near the stairs that has created a large hole. They had placed a wet floor sign next to the area but not covering the hole. The area was surveyed, measured and photographed (see attached). A large orange hazard cone was placed over the hole and the wet floor sign was moved to the bottom of the stairs to warn of the danger. The hole is located at the corner of two sections of concrete at the bottom of the outside stairs leading to stairway 100C. It is approximately thirteen inches deep, eleven inches long and six inches wide. The soil is caving in on either side of the existing hole, which if not corrected will create an even bigger hazard to pedestrian traffic in the area.

Part II. Other Problems Identified:

The hill/slope next to the stairs and above the sidewalk is also eroding away with fairly deep ruts (see attached photo). This area appears to be heavily traveled and should be considered in the long term solution to the existing problems. Also, the entrance to the service road and the service road itself is in dire need of repair. The asphalt is mounded on the edge of the entrance and deep cracks exist in the asphalt. Since this road is used as a pedestrian pathway to access the nature trail by university faculty, staff, students and the public, it should be maintained to a satisfactory level of safety.

Inspector Notes:

The existing hole is large enough that if someone stepped in it they could easily break a leg. Therefore, a temporary and long term solution should be reached to rectify the situation as soon as possible.

RECOMMENDATIONS:

1. Fill existing washout hole with adequate fill to prevent future re-occurrence.
2. Provide erosion control to the entire area. One solution is to plant the hill with

erosion controlling plants such as running juniper with landscape liner/fabric placed between the plants. This should stabilize the hill and help prevent future erosion. In addition, diverting the runoff to another area would help with long term stability of the entire area.

Prepared by: Pennie Sparks

Date 10/16/12





