

DEKALB COUNTY, GEORGIA



DEKALB COUNTY GRESHAM LIBRARY

REPORT

ENVIRONMENTAL AND HEALTH DEFICIENCIES

**PREPARED BY
FINANCE- INTERNAL AUDIT DIVISION**

DEPARTMENT OF HEALTH

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DEPARTMENT OF HEALTH



Finance Department

Internal Audit

TRANSMITTAL MEMORANDUM

DATE: February 10, 2015

TO: Alison Weissinger, DeKalb County Library Director

FROM: Cornelia Louis, Deputy Director of Finance-Internal Audit and Licensing

SUBJECT: Environmental and Health
Re: Gresham Library

**Interim Chief
Executive Officer**

Lee May

**Board of
Commissioners**

District 1
Nancy Jester

District 2
Jeff Rader

District 3
Larry Johnson

District 4
Sharon Barnes Sutton

District 5
Lee May

District 6
Kathie Gannon

District 7
Stan Watson

Attached is a summary report prepared by Internal Audit on the Environmental and Health Deficiencies of DeKalb County Gresham Library. The Board of Health's detailed report is also attached. The issues raised in the report were discussed with you on February 10, 2015.

As is customary, we do not include the auditee's comments in our report. However, you may consider sending your comments or response directly to the Gwen Brown-Patterson, Interim Chief Financial Officer/Finance Director.

We appreciate the cooperation and assistance your staff provided during the DeKalb Board of Health personnel's inspection. If you have any questions about the review or this report, please feel free to contact me at 404-371-2639.

Sincerely,

Cornelia Louis

cc: Finance, Audit, and Budget Committee
Zachary Williams, Chief Operating Officer/Executive Assistant
Gwen Brown-Patterson, Interim Chief Financial Officer/Finance Director
Morris Williams, Deputy Chief Operating Officer for Infrastructure
Hari Karikaran, Facilities Management Director
Claudette Leak, Administrative Project Manager

enc.

**GRESHAM LIBRARY
ENVIRONMENTAL AND HEALTH DEFICIENCIES
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EXECUTIVE SUMMARY

Internal Audit received an anonymous complaint of leaks and mold at the Gresham Library. The DeKalb Board of Health (BOH)-Environmental Services Division personnel was contacted to perform an inspection of the facility. On November, 25, 2014, BOH personnel performed an inspection of the Gresham library. BOH's findings were submitted to Internal Audit on December 5, 2014.

PURPOSE AND SCOPE

The purpose of the review was to address the complaints pertaining to leak and mold at the Gresham Library.

Due to the nature of the complaint, Internal Audit's intent was not to perform an inspection of the facility, but to engage specialized trained individuals to inspect the Gresham Library.

FINDINGS AND RECOMMENDATIONS

Listed below are some findings contained in the BOH inspector's report.

- The inspector noticed a moldy odor when entering the facility.
- Organic matter was observed in the ceiling.
- Water spots and stains were observed on ceilings, walls, tables, and carpets.
- Organic matter was found in several areas in the library.
- Several ceiling tiles were discolored and covered with organic matter.
- The stains were in close proximity to water entry points and contained an odor.

The following photographs illustrate some examples noted in the BOH's inspection of the Gresham Library.



RECOMMENDATIONS

As stated per the inspection report, the following are recommended changes.

- Find and eliminate all sources of leaks and water intrusion. Have the roof, plumbing, and HVACs system inspected and repaired if faulty. Seal up and eliminate all points of entry for water.
- Clean, sanitize, and remove all traces of organic matter. Check the carpets and padding and replace if contaminated with organic matter.
- Remove all contaminated materials. Repair and replace all water damaged materials and construction.

COMMENT

Stated in the inspectors' report, "Organic matter can have adverse effects on people." The adverse effects of the organic matter/mold may include, but not limited to the following:

"Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins). Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic responses include hay fever-type symptoms, such as sneezing, runny nose, red eyes, and skin rash (dermatitis). Allergic reactions to mold are common. They can be immediate or delayed. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can irritate the eyes, skin, nose, throat, and lungs of both mold-allergic and non-allergic people."

Internal Audit strongly encourages management to address the abovementioned issues because of the potential adverse health effects mold spores can have on employees and patrons at the Gresham Library.

Board of Health

Inspector Leon Smith
DeKalb County Board of Health
November 25, 2014
Gresham Library
2418 Gresham Road, Atlanta, Ga 30316

On November, 25, 2014, I conducted an inspection of Gresham library in regard to a complaint of leaks and mold. I entered the library and instantly noticed a moldy odor. I observed extensive water damage and organic matter growth throughout the facility. This was mainly observed on the ceilings and walls. I could see that areas of drywall were brittle, crumbling, or missing in several areas. I noticed a large piece of ceiling, in the main area, was missing. Parts of the ceiling had come down recently. Organic matter and water stains were observed in this area as well. A library employee informed me that the ceiling was falling apart as a result of leaks within the roof. She stated that water would enter the library, through the ceiling, when it rained. The rain would then spill down walls, flow onto tables, and eventually onto the carpet. Water spots and stains were observed on ceilings, walls, tables, and carpets. These observations point to likely issues within the ceiling and roof. There could also be issues with the plumbing and HVAC system. Leaks and water intrusion can lead to the growth of organic matter. Organic matter can have adverse health effects on people. Organic matter was found in several areas in the library. I noticed several ceiling tiles that were discolored and covered with organic matter. Drip stains were found on numerous walls and ceilings throughout the library, as well. I noticed stains within the carpets. The stains were in close proximity to water entry points and contained an odor. Another employee stated that the carpets would become wet every time it rains. The employee stated that the carpets were never wet vacuumed and that they simply air dried. The possibility for growths of organic matter increases when carpets are not dried quickly after becoming wet. I documented my findings and went over them with the management. I then concluded the inspection.

Recommendations:

- *Find and eliminate all sources of leaks and water intrusion. Have the roof, plumbing, and HVAC system inspected and repaired if faulty. Seal up and eliminate all points of entry for water.
- *Clean, sanitize, and remove all traces of organic matter. Check the carpets and padding and replace if contaminated with organic matter.
- *Remove all contaminated materials. Repair and replace all water damaged materials and construction.