

RESPONSE TO IOSHA COMPLAINT #2320734

Date: July 21, 2025

The complainant has not approached us directly with any current issues. Our response will focus on known issues that require ongoing corrective action.

The building is covered by a combination of EPDM flat roof system which covers most of our classrooms, offices, kitchen and cafeteria. A built-up roof system with gravel ballast as a top layer is used for the gymnasium, preschool classrooms and several hallways.

ROOF DRAINS

A series of roof drains to collect water and direct it off the roof. Many of these drains are not original to the building and present different issues than those that are part of the design.

- When leaves and other debris collects at a roof drain, storm water collects on top of the roof and migrates along seams. CORRECTIVE ACTION: Clearing the debris.
- A clogged roof drain often reveals leaks at seams between roof sections or around curbs required for rooftop HVAC systems. CORRECTIVE ACTION: Once the water is drained, failing seams are re-sealed.
- In the fall of 2024 we did discover a leak caused when a HVAC contractor poked a hole in the membrane during the installation of a replacement HVAC unit. CORRECTIVE ACTION: A contractor located the problem and patched it.
- Roof drains pull water through a pipe located along the interior ceilings of the structure leading to issues with condensation. CORRECTION ACTION: Replacing pipe improves flow and pipe insulation prevents condensation. Pipes and fittings are replaced and/or insulated as problems are reported by teachers & staff.

PARAPET CAPS AND FLASHING

During heavy storms and during the spring snow melt water infiltrates through the walls rather than through the roof surface itself. CORRECTIVE ACTION: We collect the water as we are able and clean surfaces that are impacted.

- Water infiltrates through cracks between the pieces of the parapet roof cap and at other times snow causes water to seep through the caps and into the walls. CORRECTIVE ACTION: We are developing a plan to seal these roof caps and will experiment with a solution in one area this fall. If this solves the issue we will do the same around the rest of the walls.
- Due to age, caulking used along the flashing in these areas cracks in various places. CORRECTIVE ACTION: We re-caulk this flashing where it meets the brick wall as the problem presents itself.

The largest impact of this water infiltration is on the direct-glue carpet on our gymnasium floor. CORRECTIVE ACTION: This flooring system will be removed the week of July 28 and replaced with a hard surface, making it easier to mitigate the impact of the water as other corrective action is taken.