



Remediation of Major and Minor Deficiencies

Noted in IAC Maintenance-Effectiveness Assessments (MEAs)

Updated for December 2025

Purpose:

MEA reports may identify minor or major deficiencies that respectively pose a potential or immediate threat to life, safety, or health of occupants; the delivery of educational programs or services; or the expected life span of the facility. For any deficiency noted in a preliminary report, the LEA may request that the IAC remove the deficiency's negative score effect from the overall facility score in the IAC's final MEA report. At its discretion, the IAC may reduce or remove the negative score impact of a minor or major deficiency if an acceptable action plan and final response are submitted on time and sufficient proof of remediation is included.

General Submission Requirements:

To be eligible to have a deficiency's negative score impact reduced or removed, the LEA must submit to the IAC the following using the Word document for LEA Responses provided with the preliminary MEA report:

1. **Within 15 calendar days** of receiving the preliminary MEA report, the LEA must submit an action plan outlining how it intends to remediate each identified deficiency using the tables provided in the LEA Responses document. The action plan must also include the work order number, the date submitted, the current status, and the estimated completion date. Incomplete or late responses will not be accepted and will render the affected category ineligible for any reversal of the deficiency's impact on the assessment score.
2. **Within 45 calendar days** of receiving the preliminary MEA report, the LEA must submit a final response detailing the action(s) taken or that are in progress to remediate each deficiency. This response must include all required supporting documentation as outlined in the "Required Proof of Remediation" guidance. Responses that do not meet the submission requirements, are incomplete, disorganized, or are late, will not be accepted and will result in the affected category being ineligible for any reversal of the deficiency's impact on the assessment score. Final determination regarding the acceptance of remediation documentation rests solely with the reviewing authority. The following requirements must be met:
 - a. Update the tables in the LEA Responses document with final responses for all deficiencies and any non-deficiency items as noted.
 - b. Submit all supporting materials in a single, consolidated PDF file, with each item clearly separated by page.
 - c. The PDF must include closed work orders, color photographs, purchase orders, and any other relevant documentation.
 - d. Each work order must be directly followed by its corresponding photos and supporting documentation. All materials must be organized in the same category and item order as presented in the LEA Responses document to ensure clarity and consistency during the review process.



Required Proof of Remediation:

Deficiency Type: Major

Type of Response by LEA	Likely IAC Action
Documentation showing sufficient evidence that the LEA has fully eliminated the deficiency. Example: <ul style="list-style-type: none"> • Closed work order for corrective action, plus <ul style="list-style-type: none"> ○ Color photo(s) of the correction; and/or ○ Report by an independent assessor/inspector that notes the correction. 	Remove the score penalty associated with the deficiency.
Documentation showing sufficient evidence that the LEA is taking—or will take within a reasonable time frame—actions that are very likely to fully eliminate the deficiency. Example: <ul style="list-style-type: none"> • Work order for corrective action plus <ul style="list-style-type: none"> ○ Copy of purchase order issued for goods or services required to implement the correction. ○ Documentation from the assigned vendor/contractor confirming acceptance of the work, including an estimated start date and completion date for the corrective action. 	Remove the score penalty associated with the deficiency.
Documentation showing sufficient evidence that the LEA has remediated the immediate threat to life, safety, or health, or the imminent danger to building-system longevity, but the deficiency remains a potential threat. Example: <ul style="list-style-type: none"> • Closed work order for remediating action plus <ul style="list-style-type: none"> ○ Color photo(s) of the remediation; and/or ○ Report by an independent assessor/inspector that notes the remediation. 	Change the deficiency to a Minor Deficiency.

Deficiency Type: Minor

Type of Response by LEA	Likely IAC Action
Documentation showing sufficient evidence that the LEA has fully eliminated the deficiency. Example: <ul style="list-style-type: none"> • Closed work order for corrective action, plus <ul style="list-style-type: none"> ○ Color photo(s) of the correction; and/or ○ Report by independent assessor/inspector that notes the correction. 	Remove the score penalty associated with the deficiency.
Documentation showing sufficient evidence that the LEA is taking—or will take within a reasonable time frame—actions that are very likely to fully eliminate the deficiency. Example: <ul style="list-style-type: none"> • Work order for corrective action plus <ul style="list-style-type: none"> ○ Copy of purchase order issued for goods or services required to implement the correction. ○ Documentation from the assigned vendor/contractor confirming acceptance of the work, including an estimated start date and completion date for the corrective action. 	Remove the score penalty associated with the deficiency.

The Interagency Commission on School Construction is an agency of the State of Maryland. Staff of the IAC can be reached at iac.pscp@Maryland.gov. Learn more about the IAC and its programs at mdschoolconstruction.org.