

**NYC Department of Education
Building Condition Assessment Survey 2018-2019**

Mechanical Inspection

M046

School: **P.S. 46 - MANHATTAN, 2987 FREDERICK DOUGLASS BLVD, MANHATTAN, NY, 10039**

InspectionId	Inspection Type	Time In	Last Edited
1412	MECHANICAL	2019-01-14 11:59AM	2019-02-25 05:04PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Fixtures - Toilets (90%), Urinals Years: 2017 Systems: Water Service (1 of 2); Electric Pressure Booster System Years: 2014 Systems: Electric Domestic Water Heater in Kitchen; Science Lab Years: 2013 Systems: MDF Room - Dedicated A/C Equipment (DX Split System, (1 of 2); Steam Condensate Return Pumping System (1 of 2) Years: 2012 Systems: Kitchen - Grease Traps Years: 2011 Systems: Steam supplied by External Sources Years: 2008
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Water Main/Pump Room B23, Ejector Pump Room B26; MERs B24, B28; Kitchen Fan Room; MER next to Gymnasium; MER above Auditorium
Are there any Painted/Obstructed Sprinkler Heads?	Rooms B36, 300 (painted, 5)
Are there any Emergency Stop Switches with Missing Hammers?	No components

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
		No condition recorded					

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not exist
Electric System	Does not exist
Hybrid System	Does not exist
Pneumatic System	Inspected
Instance	Throughout
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	61-80%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Rooms 111, 125, 301, 304 and other locations
Deficiency Quantity	15
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Deficiency	DEFECTIVE TERMINAL UNIT CONTROLLER
Deficiency Location/Instance	MER above Auditorium @ Gymnasium SF, Auditorium SF
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE TEMPERATURE CONTROL ZONE VALVE
Deficiency Location/Instance	MER above Auditorium @ Gymnasium SF, Auditorium SF
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
COMPACTOR	Does not exist
CONVEYING	Does not exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not exist
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Water Main/Pump Room B23
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Liquitrol
EquipmentId	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	10
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2014
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not exist
Water Service	Inspected
Instance	Water Main/Pump Room B23
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Room B36
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Room B26
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Domestic Hot Water System	
	Inspected
Domestic Hot Water Remote Storage Tank	
	Does not exist
Domestic Water Heat Exchanger	
	Inspected
Condition	4- Between Fair and Poor
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MER B24
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	FLANGE/TUBE BUNDLE LEAKS
Deficiency Location/Instance	MER B24
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Electric Domestic Water Heater	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	
	Does not exist
Oil Fired Domestic Water Heater	
	Does not exist
Domestic Water Distribution Piping	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
	Inspected
Interior Storm Piping	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	
	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Ejector Pump Room B26
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage/Waste/Vent Piping	
	Inspected
Condition	3- Fair
Deficiency	SEWAGE/WASTE PIPING:CLOGGED
Deficiency Location/Instance	MER B24
Deficiency Quantity	10
Quantity Uom	L.F.

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sewage/Waste/Vent Piping	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sump Pump	Does not exist
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Does not exist	
Enclosed IDF Room	
Instance on Room 111	Inspected
Dedicated A/C Equipment	
Instance on Room 111	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 111
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
FIXTURES	
Inspected	
Staff And Other	
Inspected	
Janitor Sink	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Student	
Inspected	
Drinking Fountain	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	
Does not exist	
Sink And Fountain Combo Unit	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
Does not exist	

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Question	Response
GAS SERVICE	Inspected
CO/Gas Leak Detection	Does not exist
Gas Distribution Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not exist
Gas Meter Room Vent	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not exist
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	MER above Auditorium @ Gymnasium SF, Auditorium SF
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hydronic Heating	Does not exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Basement
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
MER Steam and Condensate Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room B34
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Pumping System	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	MER B24 (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH

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HEATING	
Steam Heating	
Steam Condensate Return Pumping System	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Piping	
Condition	Inspected
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	1st Floor near Exit 8 (behind the wall)
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Terminal Unit Thermostatic Trap	
Condition	Inspected
Deficiency	4- Between Fair and Poor
Deficiency Location/Instance	DEFECTIVE/DETERIORATED
Deficiency Quantity	Rooms 103, 114, 317 and other locations
Quantity Uom	70
Potential Action	EACH
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
Violations	No violations recorded
Steam supplied by External Sources	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
Unit Heater/Cabinet Heater	
Does not exist	
HEATING PLANT	
Does not exist	
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Gas System	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
KITCHEN	
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 1st Floor	Does not exist
Hot Water Temperature Booster	
Instance on 1st Floor	Does not exist
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	MISSING INDIRECT WASTE
Deficiency Location/Instance	Kitchen (1 of 3)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
MDF Room	
Instance on Room 218	Inspected
Dedicated A/C Equipment	
Instance on Room 218	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
Does not exist	
SCIENCE LAB	
Instance on Room 302	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 302	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 302	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 302	Does not exist
Eye Wash	
Instance on Room 302	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 302	Does not exist
Hood Exhaust Ductwork	
Instance on Room 302	Does not exist
Hood Exhaust Fan	
Instance on Room 302	Does not exist
Laboratory Sink	
Instance on Room 302	Inspected
Instance Condition	1- Good

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Question	Response
SCIENCE LAB	
Laboratory Sink	
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 302	Does not exist
SCIENCE PREP ROOM	
	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not exist
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Does not exist
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms B36, 300 (painted, 5)
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	Does not exist
Water Gong	Does not exist
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
SWIMMING POOL	
	Does not exist
VENTILATION	
	Inspected
Exhaust Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Main Roof / EF #17
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Heating And Ventilating Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Metal Ductwork	
	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Gymnasium
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
VENTILATION	
Supply Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-5
Deficiency	No deficiencies recorded
Unit Ventilator	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Room 102, 107, 113
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded