

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

**Mechanical Inspection**

**M110**




**School:** P.S. 110 - MANHATTAN, 285 DELANCY STREET, MANHATTAN, NY, 10002

InspectionId	Inspection Type	Time In	Last Edited
4994	MECHANICAL	2019-05-22 12:08PM	2019-06-02 04:13PM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Student Toilet Room Fixtures (~70%) Years: 2015 Systems: Climate Control System - Electric System Years: 2013 Systems: MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2018
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	5,500
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Basement Mechanical Area
Are there any Emergency Stop Switches with Missing Hammers?	Component: Boiler Room Entrance (1 of 2) Location: Boiler Emergency Stop Switch

**Priority Condition**

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
Yes	Defective Boiler Safety Auxiliary	Water Column's Try Cock connection is plugged	Steam Boiler	Boiler Room / Boiler #1	Caesar Lora	Fireman	
Yes	Other	Gas leak according to Fireman. No evidence of the leak was found during the inspection.	Other (PBS Related)	Boiler Room @ Gas Fired Domestic Water Heater	Caesar Lora	Fireman	
Yes	Other	Defective Flue Exhaust	Other (PBS Related)	Boiler Room	Caesar Lora	Fireman	

**Inspection**

Question	Response
<b>Mechanical</b>	
<b>AIR CONDITIONING</b>	Does not exist
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not exist
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>BMS</b>	Does not exist
<b>Electric System</b>	Inspected
Instance	Throughout (Energy Management System)
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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<b>Question</b>	<b>Response</b>
<b>CLIMATE CONTROL SYSTEM</b>	
<b>Electric System</b>	
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
<b>Hybrid System</b>	
	Does not exist
<b>Pneumatic System</b>	
	Inspected
Instance	Throughout
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	2nd Floor Multi-Purpose Room, Room 503
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	PNEUMATIC TUBING:DEFECTIVE/LEAKS AIR
Deficiency Location/Instance	Room 509
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>COMPACTOR</b>	
	Does not exist
<b>CONVEYING</b>	
	Does not exist
<b>DOMESTIC WATER SYSTEM</b>	
	Inspected
<b>Domestic Cold Water System</b>	
	Inspected
<b>Gravity System</b>	
	Does not exist
<b>Pressure Booster System</b>	
	Inspected
<b>Electric Pressure Booster System</b>	
	Does not exist
<b>Hydraulic/Pneumatic Booster System</b>	
	Inspected
<b>Domestic Cold Water Tank</b>	
	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement Mechanical Area
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
<b>Pressure Booster Pump</b>	
	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement Mechanical Area
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded

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<b>Question</b>	<b>Response</b>
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	
<b>Pressure Booster System</b>	
<b>Hydraulic/Pneumatic Booster System</b>	
<b>Water Pressure Booster - Compressor</b>	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement Mechanical Area
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
<b>Water Service</b>	Inspected
Instance	Basement Mechanical Area, Boiler Room
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement Mechanical Area, Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Domestic Hot Water System</b>	Inspected
<b>Domestic Hot Water Remote Storage Tank</b>	Does not exist
<b>Domestic Water Heat Exchanger</b>	Does not exist
<b>Electric Domestic Water Heater</b>	Does not exist
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI
EquipmentId	N/A
Capacity/Size Quantity	399
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	225
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation Year	Inspector Estimate
Deficiency	DEFECTIVE FLUE EXHAUST
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Oil Fired Domestic Water Heater</b>	Does not exist
<b>Domestic Water Distribution Piping</b>	Inspected

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Water Distribution Piping</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>Inspected</b>	
<b>Interior Storm Piping</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	
Does not exist	
<b>Sewage/Waste/Vent Piping</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sump Pump</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
Does not exist	
<b>Enclosed IDF Room</b>	
Does not exist	
<b>FIXTURES</b>	
<b>Inspected</b>	
<b>Staff And Other</b>	
<b>Inspected</b>	
<b>Janitor Sink</b>	
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	2nd Floor Multi-Purpose Room - Staff Toilet Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Lavatory/Sink</b>	
<b>Inspected</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	
<b>Inspected</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	
Does not exist	
<b>Student</b>	
<b>Inspected</b>	
<b>Drinking Fountain</b>	
<b>Inspected</b>	
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	2nd and 4th Floor Corridors across Stair "C"
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Lavatory/Sink</b>	
<b>Inspected</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Locker Room Shower</b>	
Does not exist	
<b>Sink And Fountain Combo Unit</b>	
<b>Inspected</b>	

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<b>Question</b>	<b>Response</b>
<b>FIXTURES</b>	
<b>Student</b>	
<b>Sink And Fountain Combo Unit</b>	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency Location/Instance	DEFECTIVE FLUSHOMETER VALVE
Deficiency Quantity	3rd and 5th Floors Girl's Toilet Room
Quantity Uom	2
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded
<b>Urinal</b>	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	
	Does not exist
<b>GAS SERVICE</b>	
	Inspected
<b>CO/Gas Leak Detection</b>	
	Inspected
Instance	Basement - Boiler Room, Gas Meter Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2000
Source of Installation Year	Inspector Estimate
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Basement - Boiler Room, Gas Meter Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Gas Distribution Piping</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room at Gas Fired Domestic Water Heater
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Gas Meter Room Exhaust Fan</b>	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Meter Room Vent</b>	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas Pressure Booster</b>	
	Inspected
Instance	Basement - Gas Meter Room
Instance Condition	3- Fair
Instance Quantity	1

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<b>Question</b>	<b>Response</b>
<b>GAS SERVICE</b>	
<b>Gas Pressure Booster</b>	
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	N/A
Capacity/Size Quantity	15000
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Does not exist
<b>Hydronic Heating</b>	Does not exist
<b>Radiator/Convactor/Fin Tube</b>	Inspected
Condition	3- Fair
Deficiency	AUXILIARY (VALVE,VENT):DEFECTIVE
Deficiency Location/Instance	1st Floor Multi-Purpose Room, 5th Floor Corridor across Stair "C"
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Boiler Room, Gas Meter Room and Other locations
Deficiency Quantity	15
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>MER Steam and Condensate Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Steam Condensate Return Pumping System</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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<b>Question</b>	<b>Response</b>
<b>HEATING</b>	
<b>Steam Heating</b>	
<b>Terminal Unit Thermostatic Trap</b>	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Various locations
Deficiency Quantity	60
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam supplied by External Sources</b>	Does not exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	
Replacement Quantity	7,796
Replacement Uom	MBH NET
Instance on Basement	Inspected
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
<b>Boiler Auxiliaries</b>	
Instance on Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	MISSING HAMMER
Deficiency Location/Instance	Boiler Room Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Boiler Feedwater System</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Flue Exhaust</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Make-up Water Backflow Preventer</b>	
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Boiler System</b>	
Instance on Basement	Inspected
<b>Coal-fired Boiler</b>	
Instance on Basement	Does not exist
<b>Hot Water Boiler</b>	
Instance on Basement	Does not exist
<b>Modular Boiler</b>	
Instance on Basement	Does not exist
<b>Steam Boiler</b>	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	3,898
Instance Quantity Uom	MBH NET
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	966-01
Capacity/Size Quantity	3898
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation Year	Documented
Deficiency	DEFECTIVE SAFETY AUXILIARY: LOW-WATER CUT-OFF, WATER COLUMN ASSEMBLY
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	3,898
Instance Quantity Uom	MBH NET
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	966-02
Capacity/Size Quantity	3898
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>Fuel System</b>	
Instance on Basement	Inspected



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<b>Question</b>	<b>Response</b>
<b>HEATING PLANT</b>	
<b>Fuel System</b>	
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>KITCHEN</b>	
Instance on 1st Floor	Inspected
<b>CO Detector</b>	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Gas System</b>	
Instance on 1st Floor	Does not exist
<b>Grease Trap</b>	
Instance on 1st Floor	Does not exist
<b>Hood</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	
Instance on 1st Floor	Does not exist
<b>Hot Water Temperature Booster</b>	
Instance on 1st Floor	Does not exist
<b>Kitchen Sink</b>	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	
Instance on Room 305A	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 305A	Inspected
Instance Condition	1- Good

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<b>Question</b>	<b>Response</b>
<b>MDF Room</b>	
<b>Dedicated A/C Equipment</b>	
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Does not exist
<b>SCIENCE LAB</b>	Does not exist
<b>SCIENCE PREP ROOM</b>	Does not exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	Inspected
<b>Dry Sprinkler Alarm Valve Assembly</b>	Does not exist
<b>Fire Booster Pump Assembly</b>	Does not exist
<b>Roof Tank</b>	Does not exist
<b>Siamese Connection</b>	Does not exist
<b>Sprinkler Head</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	Does not exist
<b>Water Gong</b>	Does not exist
<b>Wet Sprinkler Alarm Valve Assembly</b>	Does not exist
<b>SWIMMING POOL</b>	Does not exist
<b>VENTILATION</b>	Inspected
<b>Exhaust Fan</b>	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	No deficiencies recorded
<b>Heating And Ventilating Unit</b>	Does not exist
<b>Metal Ductwork</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Supply Fan</b>	Does not exist
<b>Unit Ventilator</b>	Does not exist