

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

M661

Asset: MNHT COMP NIGHT&DAY (OL BACN X)-M, 240 2ND AVENUE, New York, 10003

Inspection Id	Inspection Type	Time In	Last Edited
ME : M661	Mechanical	2018-02-14 9:55 AM	2018-02-26 3:32 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	275
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	4
MERs/Fan Rooms Locations	Basement MER, Sub-Basement Steam Room
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Sub-Basement Emergency Generator Room
Are there any Emergency Stop Switches with Missing Hammers?	Yes
Component Affected	Steam Supplied by External Source
Location	Basement Entrance to Steam Room
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Basement Storage Room
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2015
	Systems: Electric Domestic Water Heater; Fixtures - Lavatories/Sinks (50%); Toilets (50%), Urinals (50%)
	Years: 2013
	Systems: DX Split Systems in Library (2 of 4)
	Years: 2012
	Systems: Enclosed IDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2008

Priority Condition

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

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Does not Exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not Exist
Cooling Coil in Ductwork	Does not Exist
Cooling Tower	Does not Exist
DX Split System	Inspected
Indoor Unit	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Dry Cooler	Does not Exist

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	Inspected
Instance	6th Floor Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Lennox
Equipment	AC-1
Capacity/Size Quantity	3
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	6th Floor Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	McQuay
Equipment	HVAC-1
Capacity/Size Quantity	29
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2003
Source of Installation	Documented
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not Exist
Refrigerant Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Return Fan	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CLIMATE CONTROL SYSTEM	
BMS	Does not Exist
Pneumatic System	Inspected
Instance	6th Floor
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Deficiency	PNEUMATIC TUBING:DEFECTIVE/LEAKS AIR
Deficiency Location/Instance	6th Floor
Deficiency Quantity	200
Quantity Uom	L.F.
Potential Action	MAINTENANCE

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Hybrid System	Does not Exist
Electric System	Does not Exist
COMPACTOR	Does not Exist
CONVEYING	Inspected
Dumbwaiter	Does not Exist
Elevator	Inspected
Are all the existing elevators operable?	No
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Escalator	Does not Exist
Non-auditorium Handicap Lift - Vertical	Inspected
Are all the existing non-auditorium vertical handicap lifts operable?	Yes
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Non-auditorium Handicap Lift - Stair	Does not Exist
Ash Hoist	Does not Exist
Sidewalk Elevator	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	Basement MER
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Canariis
Equipment	N/A
Capacity/Size Quantity	3
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	20
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not Exist
Water Service	Inspected
Instance	Sub-Basement near Steam Condensate Return Pumping System
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Deficiency	No deficiencies recorded
Instance	Sub-Basement Steam Room
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	RPZ: DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Sub-Basement Steam Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not Exist
Domestic Water Heat Exchanger	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Electric Domestic Water Heater	Inspected
Condition	1 - Good
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/Waste/Vent Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not Exist
Sump Pump	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not Exist
FIXTURES	Inspected
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2 - Between Good and Fair

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Question	Response
FIXTURES	
Staff And Other	
Lavatory/Sink	Inspected
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Does not Exist
Student	
Drinking Fountain	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not Exist
Sink And Fountain Combo Unit	Does not Exist
Toilet	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
Does not Exist	
GAS SERVICE	
Inspected	
Gas Distribution Piping	
Condition	1 - Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	
Condition	1 - Good
Deficiency	No deficiencies recorded
Gas Pressure Booster	
Inspected	
Instance	6th Floor Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Eclipse
Equipment	N/A
Capacity/Size Quantity	5,400
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2003
Source of Installation	Documented
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	
Inspected	
Instance	Sub-Basement Gas Meter Room
Instance Condition	3 - Fair

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Question	Response
GAS SERVICE	
CO/Gas Leak Detection	
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2003
Source of Installation	Documented
Deficiency	No deficiencies recorded
HEATING	
Heating Coil In Ductwork	
	Does not Exist
Hydronic Heating	
	Does not Exist
Radiator/Convactor/Fin Tube	
	Inspected
Condition	3 - Fair
Deficiency	RADIATOR/CONVECTOR: MISSING GUARD/SHIELD
Deficiency Location/Instance	3rd Floor Hallway
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Steam Heating	
	Inspected
F&T/Steam Drip Trap	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	
	Does not Exist
Steam Condensate Return Pumping System	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Piping	
	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Basement MDF Room 001
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Terminal Unit Thermostatic Trap	
	Does not Exist
Steam supplied by External Sources	
	Inspected
Condition	3 - Fair
Deficiency	EMERGENCY SHUT-OFF SWITCH: MISSING HAMMER
Deficiency Location/Instance	Basement Entrance to Steam Room
Deficiency Quantity	1

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HEATING	
Steam supplied by External Sources	
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Unit Heater/Cabinet Heater	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
	Does not Exist
Enclosed IDF Room	
	Inspected
Instance on 3rd Floor - Closet next to Boy's Toilet Room	Inspected
Dedicated A/C Equipment	
	Inspected
Instance on 3rd Floor - Closet next to Boy's Toilet Room	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	
	Inspected
Instance on 5th Floor	Inspected
CO Detector	
	Inspected
Instance on 5th Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas System	
	Inspected
Instance on 5th Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Grease Trap	
	Does not Exist
Instance on 5th Floor	Does not Exist
Hood	
	Inspected
Instance on 5th Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
	Inspected
Instance on 5th Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
	Inspected
Instance on 5th Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
	Inspected
Instance on 5th Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
	Does not Exist
Instance on 5th Floor	Does not Exist
Kitchen Sink	
	Inspected
Instance on 5th Floor	Inspected

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Question	Response
KITCHEN	
Kitchen Sink	
Condition	3 - Fair
Deficiency	MISSING INDIRECT WASTE
Deficiency Location/Instance	Kitchen
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
MDF Room	
	Inspected
Instance on Basement - Room 001	Inspected
Dedicated A/C Equipment	
	Inspected
Instance on Basement - Room 001	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Inspected
Instance on Room 404	Inspected
Alternative use	Yes
Acid Waste Neutralizing Tank	
	Does not Exist
Instance on Room 404	Does not Exist
CO Detector	
	Not Required
Instance on Room 404	Not Required
Emergency Shower	
	Does not Exist
Instance on Room 404	Does not Exist
Eye Wash	
	Does not Exist
Instance on Room 404	Does not Exist
Hood Exhaust Ductwork	
	Does not Exist
Instance on Room 404	Does not Exist
Hood Exhaust Fan	
	Does not Exist
Instance on Room 404	Does not Exist
Fixed Laboratory Hood	
	Does not Exist
Instance on Room 404	Does not Exist
Laboratory Sink	
	Inspected
Instance on Room 404	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
	Does not Exist
Instance on Room 404	Does not Exist
SCIENCE LAB	
	Inspected
Instance on Room 602	Inspected
Alternative use	No
Instance on Room 605	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	
	Does not Exist
Instance on Room 605	Does not Exist
Instance on Room 602	Does not Exist

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Question	Response
SCIENCE LAB	
CO Detector	Inspected
Instance on Room 605	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 602	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Emergency Shower	Inspected
Instance on Room 605	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 602	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Eye Wash	Inspected
Instance on Room 605	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 602	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Does not Exist
Instance on Room 605	Does not Exist
Instance on Room 602	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Does not Exist
Instance on Room 605	Does not Exist
Instance on Room 602	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	Does not Exist
Instance on Room 605	Does not Exist
Instance on Room 602	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Laboratory Sink	Inspected
Instance on Room 605	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 602	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 605	Does not Exist
Instance on Room 602	Does not Exist
SCIENCE PREP ROOM	Inspected
Instance on Room 603	Inspected
Alternative use	No

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Question	Response
SCIENCE PREP ROOM	
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 603	Does not Exist
CO Detector	Inspected
Instance on Room 603	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Emergency Shower	Inspected
Instance on Room 603	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Eye Wash	Inspected
Instance on Room 603	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Does not Exist
Instance on Room 603	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 603	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 603	Does not Exist
Laboratory Sink	Inspected
Instance on Room 603	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 603	Does not Exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not Exist
Wet Sprinkler Alarm Valve Assembly	Does not Exist
Fire Booster Pump Assembly	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Basement Storage Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Sprinkler Piping	Inspected
Condition	2 - Between Good and Fair

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Piping	Inspected
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Water Gong	Does not Exist
SWIMMING POOL	Does not Exist
VENTILATION	Inspected
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Does not Exist
Metal Ductwork	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Supply Fan	Does not Exist
Unit Ventilator	Does not Exist