

**NYC Department of Education  
Building Condition Assessment Survey 2017 - 2018**

Mechanical Inspection

Q151

**Asset:** P.S. 151 - QUEENS, 50-05 31 AVENUE, New York, 11377

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q151	Mechanical	2018-02-26 12:10 PM	2018-02-26 3:17 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	15,000
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 MER
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	No
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Steam Condensate Return Pumping System; Kitchen - Hood Exhaust Fan
	Years: 2017
	Systems: Fixtures - Toilets, Lavatory/Sinks - Student: Urinals
	Years: 2016
	Systems: Climate Control System - Thermostats; F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps
	Years: 2015
	Systems: Electric Pressure Booster System; Water Service; CO/Gas Leak Detection
	Years: 2014
	Systems: Gas Fired Domestic Water Heater
	Years: 2012
	Systems: Kitchen - Grease Trap
	Years: 2011
	Systems: MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2010

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
Yes	Defective CO/Gas Leak Detection	Control Panel at Fault	GAS SERVICE   CO/Gas Leak Detection	Corridor adjacent to Oil Tank Room	Rafael James	Fireman	Sent to DSF	

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>Pneumatic System</b>	Inspected
Instance	Throughout
Instance Condition	3 - Fair
Instance Quantity	1

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Question	Response
<b>CLIMATE CONTROL SYSTEM</b>	
<b>Pneumatic System</b>	
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
<b>Hybrid System</b>	Does not Exist
<b>Electric System</b>	Does not Exist
<b>COMPACTOR</b>	Does not Exist
<b>CONVEYING</b>	Inspected
<b>Dumbwaiter</b>	Does not Exist
<b>Elevator</b>	Does not Exist
<b>Escalator</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Vertical</b>	Does not Exist
<b>Non-auditorium Handicap Lift - Stair</b>	Does not Exist
<b>Ash Hoist</b>	Inspected
Are all the existing ash hoists operable?	No
Condition	4 - Between Fair and Poor
Deficiency	No deficiencies recorded
<b>Sidewalk Elevator</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>	Inspected
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Liquitrol
Equipment	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	10
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2014
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
<b>Hydraulic/Pneumatic Booster System</b>	Does not Exist
<b>Water Service</b>	Inspected
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Basement MER
Instance Condition	1 - Good
Instance Quantity	1

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Question	Response
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Cold Water System</b>	Inspected
<b>Water Service</b>	Inspected
Instance Quantity Uom	EACH
Deficiency	No deficiencies 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	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	A.O. Smith
Equipment	N/A
Capacity/Size Quantity	275
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	100
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2012
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	PVI
Equipment	N/A
Capacity/Size Quantity	399
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	250
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2001
Source of Installation	Documented
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Oil Fired Domestic Water Heater</b>	Does not Exist
<b>Domestic Water Distribution Piping</b>	Inspected
Condition	3 - Fair

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<b>Question</b>	<b>Response</b>
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>Domestic Water Distribution Piping</b>	Inspected
Deficiency	No deficiencies recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	Inspected
<b>Interior Storm Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Sewage/Waste/Vent Piping</b>	Inspected
Condition	3 - Fair
Deficiency	SEWAGE/WASTE PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	10
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.
<b>Sewage Ejector Pump</b>	Does not Exist
<b>Sump Pump</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	Does not Exist
<b>FIXTURES</b>	Inspected
<b>Staff And Other</b>	Inspected
<b>Janitor Sink</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Toilet</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	Does not Exist
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridors adjacent to Rooms 264, 361
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Lavatory/Sink</b>	Inspected
Condition	1 - Good

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Question	Response
<b>FIXTURES</b>	
<b>Student</b>	
<b>Lavatory/Sink</b>	
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Boy's Toilet Room 459
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Locker Room Shower</b>	
	Inspected
Instance on 4th Floor	Inspected
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Alternative use	Yes
Deficiency	No deficiencies recorded
<b>Sink And Fountain Combo Unit</b>	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Urinal</b>	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	
	Does not Exist
<b>GAS SERVICE</b>	
	Inspected
<b>Gas Distribution Piping</b>	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Gas Meter Room Exhaust Fan</b>	
	Does not Exist
<b>Gas Meter Room Vent</b>	
	Does not Exist
<b>Gas Pressure Booster</b>	
	Does not Exist
<b>CO/Gas Leak Detection</b>	
	Inspected
Instance	Basement
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2014
Source of Installation	Custodial Staff
Deficiency	DEFECTIVE CONTROL PANEL
Deficiency Location/Instance	Corridor adjacent to Oil Tank Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5

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<b>Question</b>	<b>Response</b>
<b>GAS SERVICE</b>	Inspected
<b>CO/Gas Leak Detection</b>	Inspected
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>HEATING</b>	Inspected
<b>Heating Coil In Ductwork</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<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	Auditorium Exit 10
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies 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	DEFECTIVE/LEAKS
Deficiency Location/Instance	Auditorium, Corridors adjacent to Rooms 361, 460
Deficiency Quantity	30
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.
<b>Steam Condensate Return Pumping System</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Steam Piping</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Terminal Unit Thermostatic Trap</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Steam supplied by External Sources</b>	Does not Exist

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<b>Question</b>	<b>Response</b>
<b>HEATING</b>	Inspected
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	Inspected
Replacement Quantity	9,096
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	Oil
Heating Plant Oil Number	2
<b>Boiler Auxiliaries</b>	Inspected
Instance on Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Flue Exhaust</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler System</b>	Inspected
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>	

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<b>Question</b>	<b>Response</b>
<b>HEATING PLANT</b>	Inspected
<b>Boiler System</b>	
<b>Modular Boiler</b>	
Instance on Basement	Does not Exist
<b>Steam Boiler</b>	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	4,548
Instance Quantity Uom	MBH Net
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	8887-01
Capacity/Size Quantity	4,548
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	4,548
Instance Quantity Uom	MBH Net
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	8887-02
Capacity/Size Quantity	4,548
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Fuel System</b>	Inspected
Instance on Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE ACTUATOR
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Burner/Burner Control Panel</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	



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<b>HEATING PLANT</b>	
<b>Fuel System</b>	
<b>Fuel Oil Storage/Supply System</b>	
Instance on Basement	Inspected
Condition	2 - Between Good and Fair
Deficiency	FUEL OIL LEVEL GAUGE: DEFECTIVE
Deficiency Location/Instance	Corridor adjacent to Oil Tank Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Basement	Does not Exist
<b>Enclosed IDF Room</b>	Does not Exist
<b>KITCHEN</b>	
Instance on 1st Floor	Inspected
<b>CO Detector</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Gas System</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Grease Trap</b>	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood</b>	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Ductwork</b>	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	Inspected
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>Hood Fire Suppression System</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Hot Water Temperature Booster</b>	Does not Exist
Instance on 1st Floor	Does not Exist
<b>Kitchen Sink</b>	Inspected

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<b>Question</b>	<b>Response</b>
<b>KITCHEN</b>	Inspected
<b>Kitchen Sink</b>	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	Inspected
Instance on Room 355	Inspected
<b>Dedicated A/C Equipment</b>	Inspected
Instance on Room 355	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>SCIENCE DEMO ROOM</b>	Inspected
Instance on Room 309	Inspected
Alternative use	No
<b>Acid Waste Neutralizing Tank</b>	Does not Exist
Instance on Room 309	Does not Exist
<b>CO Detector</b>	Not Required
Instance on Room 309	Not Required
<b>Emergency Shower</b>	Does not Exist
Instance on Room 309	Does not Exist
<b>Eye Wash</b>	Does not Exist
Instance on Room 309	Does not Exist
<b>Hood Exhaust Ductwork</b>	Does not Exist
Instance on Room 309	Does not Exist
<b>Hood Exhaust Fan</b>	Does not Exist
Instance on Room 309	Does not Exist
<b>Fixed Laboratory Hood</b>	Does not Exist
Instance on Room 309	Does not Exist
<b>Laboratory Sink</b>	Inspected
Instance on Room 309	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Make-up Air Unit</b>	Does not Exist
Instance on Room 309	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>Wet 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

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Question	Response
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	Inspected
<b>Water Gong</b>	Does not Exist
<b>SWIMMING POOL</b>	Does not Exist
<b>VENTILATION</b>	Inspected
<b>Exhaust Fan</b>	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
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>	Inspected
Approximate Total # of Fans	6-10
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Unit Ventilator</b>	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms 301, 302, 303, 309, 317, 319, 417, 419, 452
Deficiency Quantity	9
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.