

NYC Department of Education
Building Condition Assessment Survey 2017 - 2018

Mechanical Inspection

X360

Asset: P.S. 360 - BRONX, 2880 KINGSBRIDGE TERRACE, New York, 10463

Inspection Id	Inspection Type	Time In	Last Edited
ME : X360	Mechanical	2017-12-04 12:28 PM	2017-12-12 5:21 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.	137
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	None
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Kitchen
Are there any Emergency Stop Switches with Missing Hammers?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	2nd Floor Near School Yard Exit
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Packaged / Rooftop Units; MDF Room - Dedicated A/C Equipment (DX Split System); DX Split Systems for Non-Food Storage Room C05, Elevator Machine Room C06, Compressor Room C09, Dry Food Storage Room 116A; Fixtures - Student: Toilets, Urinals; Fixtures - Staff and Other: Toilets
	Years: 2015
	Systems: CO/Gas Leak Detection
	Years: 2014
	Systems: DX Split System for Chair Storage/Camera Room 119
	Years: 2013
	Systems: Domestic Hot Water System
	Years: 2009

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	Fault Signal at Panels (2)	GAS SERVICE CO/Gas Leak Detection	Basement corridor near Gas Service Room C12, Custodian's Office	Carlos Garcia	Fireman	Sent to DSF	

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

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Question	Response
AIR CONDITIONING	
DX Split System	
Outdoor Unit	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Inspected
Instance	Roof
Instance Condition	1 - Good
Instance Quantity	3
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Trane
Equipment	RTU-1, RTU-3, RTU-9
Capacity/Size Quantity	13
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2015
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Trane
Equipment	RTU-2, RTU-5
Capacity/Size Quantity	8
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2015
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Trane
Equipment	RTU-4
Capacity/Size Quantity	18
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2015
Source of Installation	Custodial Staff
Deficiency	UP TO 20 TONS: DEFECTIVE CONTROLS
Deficiency Location/Instance	Roof
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Roof
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Trane
Equipment	RTU-6, RTU-7
Capacity/Size Quantity	20
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2015
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Trane
Equipment	RTU-8
Capacity/Size Quantity	10
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2015
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	1 - Good
Instance Quantity	2
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Trane
Equipment	RTU-10, RTU-12
Capacity/Size Quantity	28
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2015
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	1 - Good
Instance Quantity	1

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Trane
Equipment	RTU-11
Capacity/Size Quantity	18
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2015
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	1 - Good
Instance Quantity	4
Instance Quantity Uom	EACH
Source of Heating	Gas
Instance Manufacturer	Trane
Equipment	RTU-13, RTU-20, RTU-21, RTU-22
Capacity/Size Quantity	4
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2015
Source of Installation	Custodial Staff
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	Does not Exist
CLIMATE CONTROL SYSTEM	Does not Exist
COMPACTOR	Inspected
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room 127
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Deficiency Photo 1	No photo recorded
Violations	No violations recorded.
CONVEYING	Inspected
Dumbwaiter	Does not Exist
Elevator	Inspected
Are all the existing elevators operable?	Yes
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
CONVEYING	
Escalator	Does not Exist
Non-auditorium Handicap Lift - Vertical	Does not Exist
Non-auditorium Handicap Lift - Stair	Does not Exist
Ash Hoist	Does not Exist
Sidewalk Elevator	Does not Exist
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Does not Exist
Water Service	Inspected
Instance	Water Service Room C10
Instance Condition	2 - Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Does not Exist
Electric Domestic Water Heater	Does not Exist
Gas Fired Domestic Water Heater	Inspected
Instance	Hot Water Room C11
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	RayPak
Equipment	N/A
Capacity/Size Quantity	264
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Inspector Estimate
Installation Year	2009
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	1 - Good
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Hot Water Room C11
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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Question	Response
DOMESTIC WATER SYSTEM	Inspected
Domestic Water Distribution Piping	Inspected
Violations	No violations recorded.
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	1 - Good
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Urinal	Does not Exist
Student	Inspected
Drinking Fountain	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	2nd Floor Boy's Toilet Room, 3rd Floor Girl's Toilet Room, 4th Floor Girl's Toilet Room, 4th Floor Boy's Toilet Room
Deficiency Quantity	4
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.
Locker Room Shower	Does not Exist
Sink And Fountain Combo Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1 - Good

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Question	Response
FIXTURES	
Student	
Toilet	Inspected
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not Exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Inspected
Instance	Hot Water Room C11, Gas Service Room C12
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	Basement corridor near Gas Service Room C12, Custodian's Office
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Does not Exist
Radiator/Convactor/Fin Tube	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam Heating	Does not Exist
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Lobby (3), Staircase 1B

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HEATING	
Unit Heater/Cabinet Heater	
Deficiency Quantity	4
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.
HEATING PLANT	
	Does not Exist
Enclosed IDF Room	
	Does not Exist
KITCHEN	
	Inspected
Instance on 1st Floor	Inspected
CO Detector	
	Inspected
Instance on 1st Floor	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
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.
Gas System	
	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Grease Trap	
	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood	
	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3

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Question	Response
KITCHEN	
Hood Exhaust Fan	Inspected
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Hood Fire Suppression System	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Kitchen Sink	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 425	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 425	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Inspected
Instance on Room 300	Inspected
Alternative use	Yes
Acid Waste Neutralizing Tank	Inspected
Instance on Room 300	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
CO Detector	Not Required
Instance on Room 300	Not Required
Emergency Shower	Does not Exist
Instance on Room 300	Does not Exist
Eye Wash	Inspected
Instance on Room 300	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Room 300	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Room 300	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	Does not Exist
Instance on Room 300	Does not Exist
Laboratory Sink	Inspected
Instance on Room 300	Inspected

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Question	Response
SCIENCE DEMO ROOM	
Laboratory Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 300	Does not Exist
SCIENCE LAB	Does not Exist
SCIENCE PREP ROOM	Inspected
Instance on Room 300A	Inspected
Alternative use	Yes
Acid Waste Neutralizing Tank	Inspected
Instance on Room 300A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
CO Detector	Not Required
Instance on Room 300A	Not Required
Emergency Shower	Does not Exist
Instance on Room 300A	Does not Exist
Eye Wash	Does not Exist
Instance on Room 300A	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Room 300A	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 300A	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 300A	Does not Exist
Laboratory Sink	Inspected
Instance on Room 300A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 300A	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	Does not Exist
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	2nd Floor Near School Yard Exit
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Head	Inspected
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Sprinkler Piping	Inspected
Condition	1 - Good
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	DEFECTIVE
Deficiency Location/Instance	Roof
Deficiency Quantity	3
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.
Heating And Ventilating Unit	Does not Exist
Metal Ductwork	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED DUCTWORK
Deficiency Location/Instance	Cafeteria
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.
Supply Fan	Does not Exist
Unit Ventilator	Does not Exist