

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

**Mechanical Inspection**

**X843**



School: **P.S. 246 (POE CENTER) - BRONX, 2641 GRAND CONCOURSE, BRONX, NY, 10468**

InspectionId	Inspection Type	Time In	Last Edited
552	MECHANICAL	2018-12-05 12:48PM	2019-03-13 05:30PM

**Asset Data**

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Heating Plant; Climate Control System; Domestic Hot Water System; Gas Service; Sump Pumps; Steam Condensate Return Pumping System; F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps; Unit Heater/Cabinet Heater Years: 2009 Systems: MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2012
Are there fuel tanks?	No
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	Boiler Room Mechanical Area
Are there any Painted/Obstructed Sprinkler Heads?	Throughout (painted, ~300)
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	Defective Boiler Safety Auxiliary	Water Column Assembly: Valve leaking	Steam Boiler	Boiler Room @ Boiler #2	Juan Lugo	Fireman	
Yes	Defective Sprinkler/Standpipe System	Missing valve handle	Hose Valve Assembly	3rd Floor Stair "C"	Juan Lugo	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
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE TERMINAL UNIT CONTROL VALVE
Deficiency Location/Instance	Corridor near Exit 3
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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<b>Question</b>	<b>Response</b>
<b>CLIMATE CONTROL SYSTEM</b>	
<b>Hybrid System</b>	Does not exist
<b>Pneumatic System</b>	Does not exist
<b>COMPACTOR</b>	Does not exist
<b>CONVEYING</b>	Inspected
<b>Ash Hoist</b>	Does not exist
<b>Dumbwaiter</b>	Does not exist
<b>Elevator</b>	Inspected
Condition	5- Poor
Are all the existing elevators operable?	No
Deficiency	No deficiencies recorded
<b>Escalator</b>	Does not exist
<b>Non-auditorium Handicap Lift - Stair</b>	Does not exist
<b>Non-auditorium Handicap Lift - Vertical</b>	Does not exist
<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>	Does not exist
<b>Water Service</b>	Inspected
Instance	Sub-Basement - Boiler Room Mechanical Area, Tunnel by Kingsbridge Road Side; Basement - Sprinkler Room inside Cafeteria
Instance Condition	3- Fair
Instance Quantity	3
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Sub-Basement - Boiler Room Mechanical Area, Tunnel by Kingsbridge Road Side; Basement - Sprinkler Room
Deficiency Quantity	3
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>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<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
Manufacturer	Lochinvar
EquipmentId	N/A
Capacity/Size Quantity	225
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2009

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<b>Question</b>	<b>Response</b>
<b>DOMESTIC WATER SYSTEM</b>	
<b>Domestic Hot Water System</b>	
<b>Gas Fired Domestic Water Heater</b>	
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
<b>Oil Fired Domestic Water Heater</b>	
	Does not exist
<b>Domestic Water Distribution Piping</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	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
Violations	No violations recorded
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
	Inspected
<b>Interior Storm Piping</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Sewage Ejector Pump</b>	
	Does not exist
<b>Sewage/Waste/Vent Piping</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Room B2, Sub-Basement - Next to Elevator Machine Room, Next to Paint Room, Boiler Room
Deficiency Quantity	50
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Sump Pump</b>	
Condition	Inspected
Deficiency	2- Between Good and 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>	
	Inspected
<b>Staff And Other</b>	
	Inspected
<b>Janitor Sink</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	
Condition	Inspected
Deficiency	3- Fair

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Question	Response
<b>FIXTURES</b>	
<b>Staff And Other</b>	
<b>Toilet</b>	
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	1st Floor 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>Urinal</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Student</b>	Inspected
<b>Drinking Fountain</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridor near Room 318
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>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	2nd Floor Girl's 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>Locker Room Shower</b>	Does not exist
<b>Sink And Fountain Combo Unit</b>	Does not exist
<b>Toilet</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	2nd Floor Girl's 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>Urinal</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>GAS FIRED FURNACE</b>	Does not exist
<b>GAS SERVICE</b>	Inspected
<b>CO/Gas Leak Detection</b>	Inspected

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<b>Question</b>	<b>Response</b>
<b>GAS SERVICE</b>	
<b>CO/Gas Leak Detection</b>	
Instance	Boiler Room, Boiler Room Mechanical Area
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2009
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
<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>	Inspected
Instance	Boiler Room Mechanical Area
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Spencer
EquipmentId	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	HP
Source of Capacity/Size	Documented
Installation Year	2009
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	No deficiencies recorded
<b>Steam Heating</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	Does not exist
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Sub-Basement near Paint Room
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
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	DEFECTIVE/LEAKS

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<b>Question</b>	<b>Response</b>
<b>HEATING</b>	
<b>Steam Heating</b>	
<b>Steam Piping</b>	
Deficiency Location/Instance	Sub-Basement - Tunnel by Kingsbridge Road Side; Kitchen; 1st Floor - Corridor near 1st Floor Girl's Toilet Room, Stair "C"; Rooms B2 123, 201, 203, 300, 311
Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Sub-Basement - Boiler Room, Tunnel by Kingsbridge Road Side
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Terminal Unit Thermostatic Trap</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Steam supplied by External Sources</b>	Does not exist
<b>Unit Heater/Cabinet Heater</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>HEATING PLANT</b>	
Replacement Quantity	6,496
Replacement Uom	MBH NET
Instance on Sub-Basement	Inspected
Burner Type	Gas
Heating Plant Oil Number	N/A
<b>Boiler Auxiliaries</b>	
Instance on Sub-Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Sub-Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Sub-Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Sub-Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Sub-Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler Auxiliaries</b>	
<b>Boiler Feedwater Treatment(Automatic)</b>	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Boiler Flue Exhaust</b>	
Instance on Sub-Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Sub-Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Sub-Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Safety Valve</b>	
Instance on Sub-Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>Boiler System</b>	
Instance on Sub-Basement	Inspected
<b>Coal-fired Boiler</b>	
Instance on Sub-Basement	Does not exist
<b>Hot Water Boiler</b>	
Instance on Sub-Basement	Does not exist
<b>Modular Boiler</b>	
Instance on Sub-Basement	Does not exist
<b>Steam Boiler</b>	
Instance on Sub-Basement	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	3,248
Instance Quantity Uom	MBH NET
Manufacturer	Burnham
EquipmentId	1514-01
Capacity/Size Quantity	4184
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2009
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	3,248
Instance Quantity Uom	MBH NET
Manufacturer	Burnham
EquipmentId	1514-02
Capacity/Size Quantity	4184
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2009
Source of Installation Year	Custodial Staff

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Question	Response
<b>HEATING PLANT</b>	
<b>Boiler System</b>	
<b>Steam Boiler</b>	
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
<b>Fuel System</b>	
Instance on Sub-Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Sub-Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Sub-Basement	Inspected
Instance Condition	3- Fair
Deficiency	GAS BURNER:DEFECTIVE
Deficiency Location/Instance	Boiler Room @ Boiler #1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Sub-Basement	Does not exist
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Sub-Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>KITCHEN</b>	
Instance on Basement	Inspected
<b>CO Detector</b>	
Instance on Basement	Not required
<b>Gas System</b>	
Instance on Basement	Does not exist
<b>Grease Trap</b>	
Instance on Basement	Inspected
Instance Condition	5- Poor
Deficiency	DEFECTIVE/CLOGGED
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Hood</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded



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<b>Question</b>	<b>Response</b>
<b>KITCHEN</b>	
<b>Hood Exhaust Ductwork</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Hood Exhaust Fan</b>	
Instance on Basement	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	School Yard
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Hood Fire Suppression System</b>	
Instance on Basement	Does not exist
<b>Hot Water Temperature Booster</b>	
Instance on Basement	Does not exist
<b>Kitchen Sink</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>MDF Room</b>	
Instance on Room 212	Inspected
<b>Dedicated A/C Equipment</b>	
Instance on Room 212	Inspected
Instance Condition	2- Between Good and Fair
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>	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Sprinkler Head</b>	
Inspected	
Condition	5- Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Throughout (painted, ~300)
Deficiency Quantity	300
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Sprinkler Piping</b>	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Standpipe System</b>	
Inspected	

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<b>Question</b>	<b>Response</b>
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>Standpipe System</b>	
<b>Hose Valve Assembly</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	3rd Floor - Stair "C"
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
<b>Piping</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Water Gong</b>	Does not exist
<b>Wet Sprinkler Alarm Valve Assembly</b>	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement - Sprinkler Room inside Cafeteria, Sprinkler Room inside Room B9
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
<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