

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

Mechanical Inspection

X973


School: M.S./H.S. 270 - BRONX, 1716 SOUTHERN BLVD, BRONX, NY, 10460

InspectionId	Inspection Type	Time In	Last Edited
4550	MECHANICAL	2019-05-07 11:03AM	2019-05-11 11:48AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: MDF Room - Dedicated A/C Equipment (1 of 2, DX Split System) Years: 2016
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	2
MERs/Fan Rooms Locations	MER B02; Kitchen - Water Heater Room 101F
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 Sprinkler/Standpipe System	Fire Booster Pump is leaking and corroded	Fire Booster Pump Assembly	MER B02	Healgo Hernandez	Fireman	
Yes	Defective Kitchen Gas System	By-pass Valve of Master Gas Control Valve is in open position	Gas System	Kitchen	Healgo Hernandez	Fireman	No Photo Taken

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
Dry Cooler	Does not exist
DX Split System	Inspected
Indoor Unit	Inspected
Condition	3- Fair
Deficiency	UP TO 5 TONS:DEFECTIVE
Deficiency Location/Instance	Kitchen - Dry Storage Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Outdoor Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Packaged / Rooftop Unit	Inspected
Instance	Main Roof
Instance Condition	3- Fair
Instance Quantity	2

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Instance Quantity Uom	EACH
Manufacturer	AAON
EquipmentId	RTU-1, RTU-2
Capacity/Size Quantity	60
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2005
Source of Installation Year	Documented
Source of Heating	Gas
Deficiency	OVER 20 TONS:DEFECTIVE COMPRESSOR
Deficiency Location/Instance	Main Roof / RTU-1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	OVER 20 TONS:DEFECTIVE GAS FURNACE
Deficiency Location/Instance	Main Roof / RTU-2
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Main Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	AAON
EquipmentId	RTU-3
Capacity/Size Quantity	31
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2005
Source of Installation Year	Documented
Source of Heating	Gas
Deficiency	OVER 20 TONS:DEFECTIVE COMPRESSOR
Deficiency Location/Instance	Main Roof
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Main Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	AAON
EquipmentId	RTU-4, RTU-5
Capacity/Size Quantity	26
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2005

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Source of Installation Year	Documented
Source of Heating	Gas
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not exist
Refrigerant Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Lower Roof
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	Throughout
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2005
Source of Installation Year	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Throughout
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Electric System	Does not exist
Hybrid System	Does not exist
Pneumatic System	Does not exist
COMPACTOR	Does not exist
CONVEYING	Inspected
Ash Hoist	Does not exist
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	2- Between Good and Fair
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
Escalator	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist
Non-auditorium Handicap Lift - Vertical	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

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Electric Pressure Booster System	
Instance	MER B02
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Liquitrol
EquipmentId	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	10
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2005
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Does not exist
Water Service	Inspected
Instance	MER B02
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	2- Between Good and Fair
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	Kitchen - Water Heater Room 101F
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Lochinvar
EquipmentId	N/A
Capacity/Size Quantity	500
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2005
Source of Installation Year	Documented
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	Kitchen - Kitchen - Water Heater Room 101F
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Oil Fired Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Water Distribution Piping	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not exist
Sewage/Waste/Vent Piping	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sump Pump	
Condition	3- Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	MER B02
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Enclosed IDF Room	
Instance on Rooms 131, 231, 331	Inspected
Dedicated A/C Equipment	
Instance on Rooms 131, 231, 331	Not required
FIXTURES	
Staff And Other	
Janitor Sink	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	
Student	
Drinking Fountain	
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Multi-purpose Room, Cafeteria, 1st Floor Corridor, 2nd Floor Corridor
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	2nd Floor Corridor

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Question	Response
FIXTURES	
Student	
Drinking Fountain	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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
CO/Gas Leak Detection	
	Inspected
Instance	MER B02 - Gas Meter Room B01; Kitchen - Water Heater Room 101F
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2005
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Gas Distribution Piping	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	
	Inspected
Instance	MER B02 - Gas Meter Room B01
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	N/A
Capacity/Size Quantity	15300
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2005
Source of Installation Year	Documented
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	MER B02 - Gas Meter Room B01

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Question	Response
GAS SERVICE	
Gas Pressure Booster	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
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	No deficiencies recorded
HEATING PLANT	
	Does not exist
KITCHEN	
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Gas System	
Instance on 1st Floor	Inspected
Instance Condition	5- Poor
Deficiency	DEFECTIVE MASTER GAS CONTROL VALVE
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Grease Trap	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair

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Question	Response
KITCHEN	
Hood Exhaust Fan	
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE
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
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room 431	Inspected
Dedicated A/C Equipment	
Instance on Room 431	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 431 (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
SCIENCE DEMO ROOM	
Instance on Room 214	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 214	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 214	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 214	Does not exist
Eye Wash	
Instance on Room 214	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 214	Does not exist

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Question	Response
SCIENCE DEMO ROOM	
Hood Exhaust Ductwork	
Instance on Room 214	Does not exist
Hood Exhaust Fan	
Instance on Room 214	Does not exist
Laboratory Sink	
Instance on Room 214	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 214	Does not exist
SCIENCE LAB	
Instance on Room 314	Inspected
Alternative Use	No
Instance on Room 412	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 314	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 412	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 314	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Room 412	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on Room 314	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 412	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Room 314	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 412	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 314	Does not exist
Instance on Room 412	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 314	Does not exist
Instance on Room 412	Inspected
Instance Condition	2- Between Good and Fair

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Question	Response
SCIENCE LAB	
Hood Exhaust Ductwork	
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Room 314	Does not exist
Instance on Room 412	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Room 314	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 314
Deficiency Quantity	8
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance on Room 412	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 412
Deficiency Quantity	11
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Make-up Air Unit	
Instance on Room 314	Does not exist
Instance on Room 412	Does not exist
SCIENCE PREP ROOM	
Instance on Room 314A	Inspected
Alternative Use	Yes
Instance on Room 412A	Inspected
Alternative Use	Yes
Acid Waste Neutralizing Tank	
Instance on Room 314A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 412A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	
Instance on Room 314A	Not required
Instance on Room 412A	Not required
Emergency Shower	
Instance on Room 314A	Does not exist
Instance on Room 412A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
SCIENCE PREP ROOM	
Eye Wash	
Instance on Room 314A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 412A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fixed Laboratory Hood	
Instance on Room 314A	Does not exist
Instance on Room 412A	Does not exist
Hood Exhaust Ductwork	
Instance on Room 314A	Does not exist
Instance on Room 412A	Does not exist
Hood Exhaust Fan	
Instance on Room 314A	Does not exist
Instance on Room 412A	Does not exist
Laboratory Sink	
Instance on Room 314A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 412A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 314A	Does not exist
Instance on Room 412A	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Inspected
Dry Sprinkler Alarm Valve Assembly	
	Does not exist
Fire Booster Pump Assembly	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE FIRE BOOSTER PUMP
Deficiency Quantity	MER B02
Quantity Uom	1
Potential Action	EACH
Urgency of Action	REPAIR
Purpose of Action	PRIORITY 5
Violations	LEVEL 6
	No violations recorded
Roof Tank	
	Does not exist
Siamese Connection	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Sprinkler Head	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Sprinkler Piping	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Standpipe System	
	Does not exist
Water Gong	
	Does not exist
Wet Sprinkler Alarm Valve Assembly	
Condition	Inspected
Deficiency	2- Between Good and Fair
	NOT IN USE

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Wet Sprinkler Alarm Valve Assembly	
Deficiency Location/Instance	MER B02
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
SWIMMING POOL	
	Does not exist
VENTILATION	
	Inspected
Exhaust Fan	
	Inspected
Condition	2- Between Good and Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Lower Roof / TEF-1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE
Deficiency Location/Instance	Main Roof / TEF-2 (bearing)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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