

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Electrical Inspection

K021

Asset: P.S. 21 - BROOKLYN, 180 CHAUNCEY STREET, New York, 11233

Inspection Id	Inspection Type	Time In	Last Edited
EE : K021	Electrical	2024-06-03 8:38 AM	2024-06-07 1:57 PM

Asset Data

Question	Answer
Type of Service	Below Ground
Does Interactive Whiteboard (IWB) Exist?	Yes
Water Penetration in Electrical Room?	No
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Lightning Protection
	Years: 2024
	Systems: Gymnasium (Lighting), Intrusion Alarm System (Central Control Panel, Remote Annunciator, Infrared Sensor)
	Years: 2022
	Systems: Emergency Lighting (Battery Pack)
	Years: 2021
	Systems: LAN
	Years: 2020
	Systems: Local Sound System, Exit Lights (Battery Pack), Public Address System, Fire Alarm System, Motor Controller (Partial Motor Starter/Contactor), Security Lights, Auxiliary Signal/Bell System
	Years: 2019
	Systems: Interior Lighting, IPDVS/CCTV System, Partial Emergency Lighting (Non Battery Pack)
	Years: 2014
	Systems: Telephone System
	Years: 2013
	Systems: Intrusion Alarm System
	Years: 1999
	Systems: Fused Disconnect Switch Type Panel Board
	Years: 1996, 2024
	Systems: Emergency Light/Exit Light Panel
	Years: 1996
	Systems: Most Molded Case Circuit Breaker Type Panel Board
	Years: 1986, 1995, 2004, 2009, 2019, 2024

DEDICATED INTERCOMS IN FIRE RESCUE AREAS

Question	Response
Are there any Life Rescue Assistance Areas, Fire Rescue Areas, and/or Holding Rooms in your building?	No

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
No	Fire Alarm System - Components Not Operational	N/A	FIRE ALARM SYSTEM Area Smoke Detector	Room 114	Gabriel Ortiz	Cleaner	Sent to DSF	

Inspection

Question	Response
Electrical	
AUDITORIUM	Inspected
Instance on 1st Floor	Inaccessible
CAFETERIA	Inspected

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Question	Response
CAFETERIA	
Instance on 1st Floor	Inspected
Lighting	Inspected
Instance on 1st Floor	Inspected
Lighting Fixture - Fluorescent	
Instance on 1st Floor	Inspected
Pendant Mounted	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Surface Mounted	Does not Exist
Instance on 1st Floor	Does not Exist
Recessed Mounted	Does not Exist
Instance on 1st Floor	Does not Exist
Lighting Fixture - HID	
Instance on 1st Floor	Does not Exist
Lighting Fixture - Incandescent	
Instance on 1st Floor	Does not Exist
Lighting Fixture - LED	
Instance on 1st Floor	Does not Exist
Local Sound System	Inspected
Instance on 1st Floor	Inspected
Installation Year	2019
Source of Installation	Custodial Staff
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Projection System	Does not Exist
Instance on 1st Floor	Does not Exist
Theater Lighting System	Does not Exist
Instance on 1st Floor	Does not Exist
CLASSROOM/CORRIDOR/ADMINISTRATIVE SPACE	Inspected
Lighting	Inspected
Does a Chandelier exist?	No
Lighting Fixture - Fluorescent	Inspected
Pendant Mounted	Inspected
Condition	2 - Between Good and Fair
Deficiency	LIGHTING FIXTURE BALLAST DEFECTIVE
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE BALLAST
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Surface Mounted	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Recessed Mounted	Inspected
Condition	2 - Between Good and Fair

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Question	Response
CLASSROOM/CORRIDOR/ADMINISTRATIVE SPACE	
Lighting	
Lighting Fixture - Fluorescent	
Recessed Mounted	
Deficiency	LIGHTING FIXTURE BALLAST DEFECTIVE
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE BALLAST
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Lighting Fixture - HID	
	Does not Exist
Lighting Fixture - Incandescent	
	Does not Exist
Lighting Fixture - LED	
	Does not Exist
COMPUTER LAB	
	Inspected
Instance on Room 102	Inspected
Power Panel	Yes
Lighting	
	Inspected
Instance on Room 102	Inspected
Lighting Fixture - Fluorescent	
Instance on Room 102	Inspected
Pendant Mounted	
	Inspected
Instance on Room 102	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Surface Mounted	
	Does not Exist
Instance on Room 102	Does not Exist
Recessed Mounted	
	Does not Exist
Instance on Room 102	Does not Exist
Lighting Fixture - HID	
Instance on Room 102	Does not Exist
Lighting Fixture - Incandescent	
Instance on Room 102	Does not Exist
Lighting Fixture - LED	
Instance on Room 102	Does not Exist
Raceway With Receptacles	
	Inspected
Instance on Room 102	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
GYMNASIUM	
	Inspected
Instance on 1st Floor	Inspected
Lighting	
	Inspected
Instance on 1st Floor	Inspected
Lighting Fixture - Fluorescent	

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Question	Response
GYMNASIUM	
Lighting	
Lighting Fixture - Fluorescent	
Instance on 1st Floor	Does not Exist
Lighting Fixture - HID	
Instance on 1st Floor	Does not Exist
Lighting Fixture - Incandescent	
Instance on 1st Floor	Does not Exist
Lighting Fixture - LED	
Instance on 1st Floor	Inspected
Pendant Mounted	
Instance on 1st Floor	Does not Exist
Surface Mounted	
Instance on 1st Floor	Does not Exist
Recessed Mounted	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Local Sound System	
Instance on 1st Floor	Inspected
Installation Year	2019
Source of Installation	Custodial Staff
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Projection System	
Instance on 1st Floor	Does not Exist
Scoreboard	
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Theater Lighting System	
Instance on 1st Floor	Does not Exist
KITCHEN	
Instance on 1st Floor	Inspected
Lighting	
Instance on 1st Floor	Inspected
Lighting Fixture - Fluorescent	
Instance on 1st Floor	Inspected
Pendant Mounted	
Instance on 1st Floor	Does not Exist
Surface Mounted	
Instance on 1st Floor	Does not Exist
Recessed Mounted	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Lighting Fixture - HID	
Instance on 1st Floor	Does not Exist
Lighting Fixture - Incandescent	

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Question	Response
KITCHEN	Inspected
Lighting	
Lighting Fixture - Incandescent	
Instance on 1st Floor	Does not Exist
Lighting Fixture - LED	
Instance on 1st Floor	Does not Exist
LIBRARY	Inspected
Instance on Room 224	Inspected
Lighting	Inspected
Instance on Room 224	Inspected
Lighting Fixture - Fluorescent	
Instance on Room 224	Inspected
Pendant Mounted	Inspected
Instance on Room 224	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Surface Mounted	Does not Exist
Instance on Room 224	Does not Exist
Recessed Mounted	Does not Exist
Instance on Room 224	Does not Exist
Lighting Fixture - HID	
Instance on Room 224	Does not Exist
Lighting Fixture - Incandescent	
Instance on Room 224	Does not Exist
Lighting Fixture - LED	
Instance on Room 224	Does not Exist
Raceway With Receptacles	Does not Exist
Instance on Room 224	Does not Exist
Projection System	Does not Exist
Instance on Room 224	Does not Exist
LOCKER ROOM	Inspected
Instance on 2nd Floor - Girls	Inspected
Alternative use	Yes
Instance on 1st Floor - Boys	Inaccessible
Lighting	Inspected
Instance on 2nd Floor - Girls	Inspected
Lighting Fixture - Fluorescent	
Instance on 2nd Floor - Girls	Inspected
Pendant Mounted	Does not Exist
Instance on 2nd Floor - Girls	Does not Exist
Surface Mounted	Inspected
Instance on 2nd Floor - Girls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Recessed Mounted	Does not Exist
Instance on 2nd Floor - Girls	Does not Exist
Lighting Fixture - HID	
Instance on 2nd Floor - Girls	Does not Exist
Lighting Fixture - Incandescent	

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Question	Response
LOCKER ROOM	Inspected
Lighting	
Lighting Fixture - Incandescent	
Instance on 2nd Floor - Girls	Does not Exist
Lighting Fixture - LED	
Instance on 2nd Floor - Girls	Does not Exist
MULTIPURPOSE ROOM	Does not Exist
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Does not Exist
SCIENCE PREP ROOM	Does not Exist
SWIMMING POOL	Does not Exist
TOILET ROOM - STAFF	Inspected
Lighting	Inspected
Lighting Fixture - Fluorescent	Inspected
Pendant Mounted	Does not Exist
Surface Mounted	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Recessed Mounted	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Lighting Fixture - HID	Does not Exist
Lighting Fixture - Incandescent	Does not Exist
Lighting Fixture - LED	Does not Exist
TOILET ROOM - STUDENT	Inspected
Lighting	Inspected
Lighting Fixture - Fluorescent	Inspected
Pendant Mounted	Does not Exist
Surface Mounted	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Recessed Mounted	Does not Exist
Lighting Fixture - HID	Does not Exist
Lighting Fixture - Incandescent	Does not Exist
Lighting Fixture - LED	Does not Exist
AUXILIARY SIGNAL/BELL SYSTEM	Inspected
Replacement Quantity	102,000
Replacement Uom	S.F.
Condition	1 - Good
Deficiency	No deficiencies recorded
EMERGENCY DC STANDBY BATTERY POWER	Does not Exist
EMERGENCY GENERATOR SET	Does not Exist
EMERGENCY LIGHT/EXIT LIGHT PANEL	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
EMERGENCY LIGHTING	Inspected
Battery Pack	Inspected
Condition	1 - Good

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EMERGENCY LIGHTING	Inspected
Battery Pack	Inspected
Deficiency	No deficiencies recorded
Non Battery Pack	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
EXIT LIGHT	Inspected
Battery Pack	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Non Battery Pack	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
EXIT/EMERGENCY LIGHT	Does not Exist
FIRE ALARM SYSTEM	Inspected
Replacement Quantity	102,000
Replacement Uom	S.F.
Bell/Horn	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Strobe	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Manual Pull Station	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Fan Shutdown Control	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Duct Smoke Detector	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Area Smoke Detector	Inspected
Condition	1 - Good
Deficiency	DETECTOR NOT OPERATIONAL
Deficiency Location/Instance	Room 114
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	12133901J
CO Detector	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Heat Detector	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Elevator Recall	Does not Exist

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Question	Response
FIRE ALARM SYSTEM	
Magnetic Door Holder/Contactor	Does not Exist
Fused Cutout Panel	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Fire Alarm Digital Communicator	Does not Exist
Main Panel	Inspected
Bell At Panel	Does not Exist
Fire Alarm Control Panel (Electronic)	Inspected
Instance	Main Entrance Lobby
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Edwards
Equipment	Fire Alarm Control Panel
Model	EST3X
Installation Year	2019
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fire Alarm Control Panel (Standard)	Does not Exist
Sub-Panel	Does not Exist
Remote Annunciator	Inspected
Display Monitor	Does not Exist
Panel	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Printer	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Punch Register	Does not Exist
Sprinkler Flow/Air Pressure Switch	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Tamper Flow Switch/Chain	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
GROUNDING SYSTEM	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
INTERCOM SYSTEM	Does not Exist
LAN	Inspected
Local Distribution Frame (I/LDF)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Main Equipment Rack (MDF)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LIGHTNING PROTECTION	Inspected
Condition	1 - Good

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LIGHTNING PROTECTION	Inspected
Deficiency	No deficiencies recorded
MOTOR CONTROLLER	Inspected
Motor Control Center	Does not Exist
Motor Starter/Contactor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Variable Frequency Drive	Does not Exist
PANEL BOARD	Inspected
Fused Disconnect Switch Type	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fused Knife Switch Type	Inspected
Condition	3 - Fair
Deficiency	PANEL BOARD BEYOND USEFUL LIFE
Deficiency Location/Instance	Penthouse, Mechanical Room above Auditorium
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE-UPGRADE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Fused Toggle Switch Type	Inspected
Condition	3 - Fair
Deficiency	PANEL BOARD BEYOND USEFUL LIFE
Deficiency Location/Instance	Electrical Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE-UPGRADE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Molded Case Circuit Breaker Type	Inspected
Condition	3 - Fair
Deficiency	PANEL BOARD BEYOND USEFUL LIFE
Deficiency Location/Instance	Gymnasium, Projection Room 218, Corridor by Rooms (C14, 105, 112, 154, 228, 305)
Deficiency Quantity	8
Quantity Uom	EACH
Potential Action	REPLACE-UPGRADE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	NO SPARE
Deficiency Location/Instance	Cafeteria, Kitchen
Deficiency Quantity	2
Quantity Uom	EACH

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PANEL BOARD	
Molded Case Circuit Breaker Type	
Potential Action	REPLACE PANEL BOARD
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	PANEL BOARD DOOR LOCK IS MISSING
Deficiency Location/Instance	Corridor by Room C14
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 2
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	PANEL BOARD DOOR LOCK IS MISSING
Deficiency Location/Instance	Corridor by Room 305
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.
PUBLIC ADDRESS SYSTEM	Inspected
Replacement Quantity	102,000
Replacement Uom	S.F.
Instance	General Office
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Model	Telecor XL
Installation Year	2019
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
SECURITY	Inspected
IPDVS/CCTV System	Inspected
Replacement Quantity	102,000
Replacement Uom	S.F.
Installation Year	2014
Source of Installation	Custodial Staff
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Intrusion Alarm System	Inspected
Replacement Quantity	102,000
Replacement Uom	S.F.
Central Control Panel	Inspected
Instance	Custodian's Office

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SECURITY	
Intrusion Alarm System	
Central Control Panel	
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Model	N/A
Installation Year	2022
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Infrared Sensor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Panic Switch	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Remote Annunciator	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Siren/Strobe	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lighting - Security	Inaccessible
SERVICE SWITCH	
Instance	Electrical Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Empire Switchboard
Equipment	SERVICE A
Capacity/Size Quantity	800
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	1956
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Electrical Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Empire Switchboard
Equipment	SERVICE B
Capacity/Size Quantity	800
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	1956
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Electrical Room
Instance Condition	3 - Fair

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Question	Response
SERVICE SWITCH	
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Empire Switchboard
Equipment	SER. SWITCH N.B.
Capacity/Size Quantity	800
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	1969
Source of Installation	Documented
Deficiency	No deficiencies recorded
SWITCHBOARD	Inspected
Number of Spares	0
Fused Disconnect Switch Type	Does not Exist
Fused Knife Switch Type	Does not Exist
Molded Case Circuit Breaker Type	Inspected
Instance	Cafeteria
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Electric Switchboard Co.
Equipment	SDP
Capacity/Size Quantity	600
Capacity/Size UOM	Amps Total
Capacity/Size2 Quantity	1
Capacity/Size2 UOM	Section(S)
Source of Capacity/Size	Nameplate
Installation Year	1969
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Electrical Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Empire Switchboard
Equipment	SER A
Capacity/Size Quantity	750
Capacity/Size UOM	Amps Total
Capacity/Size2 Quantity	2
Capacity/Size2 UOM	Section(S)
Source of Capacity/Size	Nameplate
Installation Year	1956
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Electrical Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Empire Switchboard

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SWITCHBOARD	
Molded Case Circuit Breaker Type	
Equipment	SER B
Capacity/Size Quantity	750
Capacity/Size UOM	Amps Total
Capacity/Size2 Quantity	2
Capacity/Size2 UOM	Section(S)
Source of Capacity/Size	Nameplate
Installation Year	1956
Source of Installation	Documented
Deficiency	No deficiencies recorded
TELEPHONE SYSTEM	
	Inspected
PBX/Intercom	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Standard	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
TRANSFORMER	
	Does not Exist