

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K197

Asset: P.S. 197 - BROOKLYN, 1599 EAST 22 STREET, New York, 11210

Inspection Id	Inspection Type	Time In	Last Edited
ME : K197	Mechanical	2024-01-12 8:53 AM	2024-01-24 3:41 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.	10,000
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	3
MERs/Fan Rooms Locations	Basement MER, Basement Fan Room, Fan Room above 5th Floor Gymnasium.
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?	Yes
Location(s)	Room 419
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Climate Control System - Electric System (Heat Timer); Boilers #1, #2 retubed
	Years: 2023
	Systems: Climate Control System - Electric System (Auditorium)
	Years: 2022
	Systems: Climate Control System - Electric System (Gymnasium (Unit Ventilators)
	Years: 2021
	Systems: Terminal Unit Thermostatic Traps
	Years: 2019
	Systems: Water Service (1 of 3); Fixtures - Staff And Other: Toilets; Fixtures - Student: Toilets, Urinals
	Years: 2018
	Systems: CO/Gas Leak Detection
	Years: 2017
	Systems: Gas Fired Domestic Water Heater
	Years: 2015
	Systems: Sprinkler Heads (60%)
	Years: 2014

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 Boiler Safety Auxiliary	Broken Tri Cock lever on Water Column Assembly	HEATING PLANT Boiler System Steam Boiler	Boiler Room	Hunho Peng	Custodian	Sent to DSF	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not Exist
Pneumatic System	Inspected

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K197

Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Instance	Throughout except 5th Floor Gymnasium (Unit Ventilators), Auditorium
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
Hybrid System	Does not Exist
Electric System	Inspected
Instance	5th Floor Gymnasium - (Unit Ventilators)
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
Instance	Auditorium
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
Instance	Throughout (Heat Timer)
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
COMPACTOR	Does not Exist
CONVEYING	Inspected
Dumbwaiter	Inspected
Are all the existing dumbwaiters operable?	Yes
Condition	3 - Fair
Deficiency	No deficiencies recorded
Elevator	Does not Exist
Escalator	Does not Exist
Non-auditorium Handicap Lift - Vertical	Does not Exist
Non-auditorium Handicap Lift - Stair	Does not Exist
Ash Hoist	Inspected
Are all the existing ash hoists operable?	Yes
Condition	3 - Fair
Deficiency	No deficiencies recorded
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	Does not Exist

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K197

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Hydraulic/Pneumatic Booster System	Inspected
Water Pressure Booster - Compressor	Inspected
Condition	3 - Fair
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.
Pressure Booster Pump	Inspected
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
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.
Domestic Cold Water Tank	Inspected
Condition	3 - Fair
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.
Water Service	Inspected
Instance	Boiler Room (Domestic Water Main)
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K197

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Boiler Room (Sprinkler Main)
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not Exist
Domestic Water Heat Exchanger	Does not Exist
Electric Domestic Water Heater	Does not Exist
Heat Pump Domestic Water Heater	Does not Exist
Gas Fired Domestic Water Heater	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	390
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	100
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2015
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room, Room 123
Deficiency Quantity	20
Quantity Uom	L.F.

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K197

Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Sewage/Waste/Vent Piping	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	
Condition	Does not Exist
Sump Pump	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Condition	Does not Exist
FIXTURES	
Condition	Inspected
Staff And Other	
Condition	Inspected
Janitor Sink	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	Inspected
Deficiency	1 - Good
Deficiency	No deficiencies recorded
Urinal	
Condition	Does not Exist
Student	
Condition	Inspected
Drinking Fountain	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	No deficiencies recorded
Locker Room Shower	
Condition	Does not Exist
Sink And Fountain Combo Unit	
Condition	Inspected
Deficiency	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Rooms 201, 203
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.
Toilet	
Condition	Inspected
Deficiency	1 - Good
Deficiency	No deficiencies recorded

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K197

Question	Response
FIXTURES	Inspected
Student	
Urinal	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not Exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Inspected
Instance	Boiler Room, Gas Meter Room
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2017
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
HEATING	Inspected
Heating Coil In Ductwork	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Does not Exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3 - Fair
Deficiency	RADIATOR/CONVECTOR: DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Room 202
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3 - Fair

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K197

Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Piping	Inspected
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DEFECTIVE PUMP
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.
Steam Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Does not Exist
Unit Heater/Cabinet Heater	Does not Exist
HEATING PLANT	
Replacement Quantity	15,594
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2(B10)
Is there a water meter on the boiler make-up water piping?	No
Burner Exists?	Yes
Burner Manufacturer	Gordon Piatt
Burner Model Number	F 16 - GO - 75
Boiler Auxiliaries	Inspected
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Condition	3 - Fair

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K197

Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Emergency Stop Switch	
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not Exist
Hot Water Boiler	
Instance on Basement	Does not Exist
Modular Boiler	
Instance on Basement	Does not Exist
Steam Boiler	
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	7,797
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	7157-01
Capacity/Size Quantity	7,797
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation	Documented

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K197

Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Deficiency	DAMAGED CASING
Deficiency Quantity	5
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
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
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	7,797
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	7157-02
Capacity/Size Quantity	7,797
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2000
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fuel System	Inspected
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K197

Question	Response
HEATING PLANT	Inspected
Fuel System	
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	Inspected
Instance on Room 352	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 352	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 352
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
KITCHEN	Inspected
Instance on 1st Floor	Inspected
CO Detector	Not Required
Instance on 1st Floor	Not Required
Gas System	Does not Exist
Instance on 1st Floor	Does not Exist
Grease Trap	Does not Exist
Instance on 1st Floor	Does not Exist
Hood	Does not Exist
Instance on 1st Floor	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on 1st Floor	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on 1st Floor	Does not Exist
Hood Fire Suppression System	Does not Exist
Instance on 1st Floor	Does not Exist
Hot Water Temperature Booster	Does not Exist
Instance on 1st Floor	Does not Exist
Kitchen Sink	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
MDF Room	Inspected
Instance on Room 414A	Inspected
Dedicated A/C Equipment	Inspected
Instance on Room 414A	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Inspected

**NYC Department of Education
Building Condition Assessment Survey 2023 - 2024**

Mechanical Inspection

K197

Question	Response
SCIENCE DEMO ROOM	
Instance on Room 407	Inspected
Alternative use	Yes
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 407	Does not Exist
CO Detector	Not Required
Instance on Room 407	Not Required
Emergency Shower	Does not Exist
Instance on Room 407	Does not Exist
Eye Wash	Does not Exist
Instance on Room 407	Does not Exist
Hood Exhaust Ductwork	Does not Exist
Instance on Room 407	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 407	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 407	Does not Exist
Laboratory Sink	Inspected
Instance on Room 407	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 407	Does not Exist
SCIENCE LAB	Does not Exist
SCIENCE PREP ROOM	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	Does not Exist
Sprinkler Head	Inspected
Condition	2 - Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Room 419
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Sprinkler Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Standpipe System	Does not Exist
Water Gong	Does not Exist
SWIMMING POOL	Does not Exist

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K197

Question	Response
VENTILATION	Inspected
Is the building mechanically ventilated?	Yes
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Fan Room above 5th Floor Gymnasium, (3rd Floor, 5th Floor and Gymnasium EF), Basement Fan Room (Playroom EF)
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
Heating And Ventilating Unit	Does not Exist
Metal Ductwork	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	No
Are there chain operated dampers?	No
Condition	3 - Fair
Deficiency	No deficiencies recorded
Supply Fan	Inspected
Approximate Total # of Fans	1-5
Condition	3 - Fair
Deficiency	No deficiencies recorded
Unit Ventilator	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded