

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K246

Asset: I.S. 246 - BROOKLYN, 72 VERONICA PLACE, New York, 11226

Inspection Id	Inspection Type	Time In	Last Edited
ME : K246	Mechanical	2024-01-16 8:33 AM	2024-01-26 5:10 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	3
Total capacity of all above ground tanks in gal.	10,275
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	4
MERs/Fan Rooms Locations	Original Building - Basement MER, 1st Building Addition - MER's B30, 240, 440, 2nd Building Addition - MER 205/219, Chiller Room MER 125
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Kitchen, Science Lab 202N, Emergency Generator Room 220
Are there any Emergency Stop Switches with Missing Hammers?	Yes
Component Affected	Boiler Emergency Stop Switch
Location	2nd Building Addition - Boiler Room Entrances
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Rooms B19, 129, 211, 238
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: DX Split System (1 of 2) for Elevator MER
	Years: 2021
	Systems: F&T/Steam Drip Traps (90%); Terminal Unit Thermostatic Traps (95%); Kitchen - Hot Water Temperature Booster; Fixtures - Students: Sinks (50%)
	Years: 2019
	Systems: Fixtures - Staff And Other: Toilets (20%); Fixtures - Student: Toilets (30%), Urinals (30%); MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2017
	Systems: Fixtures - Staff And Other: Toilets (80%); Fixtures - Student: Toilets (50%), Urinals (30%); CO/Gas Leak Detection (1 of 2)
	Years: 2016
	Systems: Packaged / Rooftop Unit
	Years: 2014
	Systems: Fixtures - Students: Sinks (50%) ; Fixtures - Staff and Others: Sinks; Central Acid Waste Neutralizing Tank (1 of 2); Science Science Lab 202N; Science Prep Room 203N
	Years: 2013

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
No	Defective Emergency Stop Switch	Boiler Emergency Stop Switch Broken Glass Cover	HEATING PLANT Boiler Auxiliaries Boiler Emergency Stop Switch	Boiler Room Entrance Street Side / Broken Glass Cover	Johnathan Fragapane	Fireman	Sent to DSF	
No	Other	Refrigerant Leak Detection System Inoperable	AIR CONDITIONING Refrigerant Leak Detection System	2nd Building Addition - Chiller Room MER 125	Johnathan Fragapane	Fireman	Sent to DSF	

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Yes	Defective CO/Gas Leak Detection	Control Panel Fault Light Illuminated	GAS SERVICE CO/Gas Leak Detection	2nd Building Addition - Boiler Room, Gas Meter Room	Johnathan Fragapane	Fireman	Sent to DSF
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Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not Exist
Air Cooled Chiller	Inspected
Instance	2nd Building Addition - Chiller Room MER 125
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-22
Instance Manufacturer	Trane
Equipment	CH-2
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1994
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	2nd Building Addition - Chiller Room MER 125
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Refrigerant Type	R-22
Instance Manufacturer	Trane
Equipment	CH-1
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1994
Source of Installation	Documented
Deficiency	No deficiencies recorded
Air Cooled Condenser	Inspected
Instance	2nd Building Addition - Main Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	ACC-1
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1994
Source of Installation	Documented

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Air Cooled Condenser	
Deficiency	No deficiencies recorded
Instance	2nd Building Addition - Main Roof
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	ACC-2
Capacity/Size Quantity	100
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1994
Source of Installation	Documented
Deficiency	No deficiencies recorded
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3 - Fair
Deficiency	PIPING: DEFECTIVE VALVE
Deficiency Location/Instance	2nd Building Addition - Chiller Room MER 125
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.
Deficiency	PIPING: DAMAGED/MISSING INSULATION
Deficiency Location/Instance	2nd Building Addition - Chiller Room MER 125
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Backflow Preventer	Does not Exist
Central Station Air Handler	Inspected
Instance	MER 205/219
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-1
Capacity/Size Quantity	20
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1994
Source of Installation	Documented

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Deficiency	DEFECTIVE COIL
Deficiency Location/Instance	MER 205/219
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.
Instance	MER 205/219
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	Trane
Equipment	AHU-2, AHU-3
Capacity/Size Quantity	8
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Inspector Estimate
Installation Year	1994
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fan Coil Unit	Does not Exist
Packaged Air Cooled Chiller	Does not Exist
Water Cooled Chiller	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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Inspected
Instance	2nd Building Addition - Roof (for Room 418N)
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	N/A
Refrigerant Type	R-22

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Instance Manufacturer	Trane
Equipment	AHU-5
Capacity/Size Quantity	8
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1994
Source of Installation	Documented
Deficiency	UP TO 20 TONS: NOT IN USE
Deficiency Location/Instance	2nd Building Addition - Roof (for Room 418N)
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.
Instance	2nd Building Addition - Roof
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Steam
Refrigerant Type	R-410A
Instance Manufacturer	Trane
Equipment	RTU-1
Capacity/Size Quantity	75
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	2014
Source of Installation	Documented
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not Exist
Refrigerant Leak Detection System	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	2nd Building Addition - Chiller Room MER 125
Deficiency Quantity	1
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.
Refrigerant Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Return Fan	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
CENTRAL ACID WASTE NEUTRALIZING TANK	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	2nd Building Addition - Throughout
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	1994
Source of Installation	Documented
Deficiency	No deficiencies recorded
Pneumatic System	Inspected
Instance	Original Building and 1st Building Addition - Throughout
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	Original Building and 1st Building Addition - Throughout (Heat Timer)
Instance Condition	3 - Fair
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	Does not Exist
Elevator	Inspected
Are all the existing elevators operable?	Yes
Condition	3 - Fair
Deficiency	No deficiencies recorded
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	Inspected
Are all the existing sidewalk elevators operable?	No
Condition	5 - Poor
Deficiency	No deficiencies recorded
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	2nd Building Addition - Room B02
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Furnas
Equipment	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size2 Quantity	10
Capacity/Size2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	1994
Source of Installation	Documented
Deficiency	No deficiencies recorded
Hydraulic/Pneumatic Booster System	Inspected
Water Pressure Booster - Compressor	Does not Exist
Pressure Booster Pump	Inspected
Condition	3 - Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Original Building - Basement MER
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	Original Building - Basement MER
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	2nd Building Addition - Room B02 (Domestic Water Main, RPZ in Room 111A)
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	RPZ: DEFECTIVE

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DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Deficiency Location/Instance	Room 111A
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.
Instance	2nd Building Addition - Room B02 (Sprinkler Main)
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	2nd Building Addition - Room B02 (Sprinkler Main)
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.
Instance	Original Building - Basement MER (RPZ in Room 107)
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	RPZ: DEFECTIVE
Deficiency Location/Instance	Room 107
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.
Instance	Original Building - Room B21 (RPZ in Room 123)
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	RPZ: DEFECTIVE
Deficiency Location/Instance	Room 123
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	Inspected
Water Service	Inspected
Violations	No violations 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
Heat Pump Domestic Water Heater	Does not Exist
Gas Fired Domestic Water Heater	Inspected
Instance	2nd Building Addition - Boiler Room
Instance Condition	3 - Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Instance Manufacturer	Laars
Equipment	N/A
Capacity/Size Quantity	500
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2008
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Original Building - Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Laars
Equipment	7098-03
Capacity/Size Quantity	399
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2005
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	Inspected
Interior Storm Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected

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DRAIN/WASTE/VENT AND STORM SYSTEM	
Sewage/Waste/Vent Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
Dual Temperature Distribution: Piping, Pumps and	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Dual Temperature Terminal Fan Coil Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
FIXTURES	
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3 - Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Custodian Staff Room
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.
Student	Inspected
Drinking Fountain	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Locker Room Shower	Inspected
Instance on 4th Floor	Inaccessible
Sink And Fountain Combo Unit	Inspected

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Question	Response
FIXTURES	
Student	
Sink And Fountain Combo Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
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
Gas Distribution Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not Exist
Gas Meter Room Vent	Does not Exist
Gas Pressure Booster	Inspected
Instance	Gas Meter Room B26 (Outside)
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Eclipse
Equipment	N/A
Capacity/Size Quantity	16,000
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	1994
Source of Installation	Documented
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	Inspected
Instance	2nd Building Addition - Boiler Room, Gas Meter Room (B26)
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2016
Source of Installation	Inspector Estimate
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	2nd Building Addition - Boiler Room, Gas Meter Room
Deficiency Quantity	1
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.
Instance	Original Building - Boiler Room
Instance Condition	3 - Fair

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Question	Response
GAS SERVICE	
CO/Gas Leak Detection	
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2011
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
HEATING	
Heating Coil In Ductwork	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	MER B30
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.
Hydronic Heating	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Backflow Preventer	Does not Exist
Hot Water Heat Exchanger	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Radiator/Convactor/Fin Tube	Inspected
Condition	3 - Fair
Deficiency	RADIATOR/CONVECTOR: DEFECTIVE
Deficiency Location/Instance	Room 438B
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.
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	MER 205/219 / AHU-2
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE

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Question	Response
HEATING	
Steam Heating	
MER Steam and Condensate Piping	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MER 440
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Steam Condensate Return Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected
Condition	3 - Fair
Deficiency	No deficiencies 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	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Replacement Quantity	3,638
Replacement Uom	MBH Net
Instance on 2nd Building Addition - 1st Floor	Inspected
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
Is there a water meter on the boiler make-up water piping?	No
Burner Exists?	Yes
Burner Manufacturer	Cleaver Brooks
Burner Model Number	N/A
Instance on Original Building - Basement	Inspected
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	Yes
Burner Exists?	Yes
Burner Manufacturer	Gordon-Piatt
Burner Model Number	F14-GO-50
Boiler Auxiliaries	Inspected
Instance on Original Building - Basement	Inspected
Instance on 2nd Building Addition - 1st Floor	Inspected

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Auxiliary Piping	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - 1st Floor	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room Entrance Street Side / Broken Glass Cover
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.
Deficiency	MISSING HAMMER
Deficiency Location/Instance	Boiler Room Entrances
Deficiency Quantity	2
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.
Boiler Feedwater System	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Flue Exhaust	
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - 1st Floor	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE RPZ
Deficiency Location/Instance	2nd Building Addition - Boiler Room
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.
Boiler Room Steam And Condensate Piping	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on Original Building - Basement	Inspected
Instance on 2nd Building Addition - 1st Floor	Inspected
Coal-fired Boiler	
Instance on Original Building - Basement	Does not Exist
Instance on 2nd Building Addition - 1st Floor	Does not Exist
Hot Water Boiler	
Instance on Original Building - Basement	Does not Exist
Instance on 2nd Building Addition - 1st Floor	Does not Exist
Modular Boiler	
Instance on Original Building - Basement	Does not Exist
Instance on 2nd Building Addition - 1st Floor	Does not Exist
Steam Boiler	
Instance on 2nd Building Addition - 1st Floor	Inspected

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Mechanical Inspection

K246

Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Instance	2nd Building Addition - Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1,819
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Cleaver Brooks
Equipment	107440-02
Capacity/Size Quantity	2,929
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Documented
Installation Year	1994
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	2nd Building Addition - Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1,819
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Cleaver Brooks
Equipment	107440-01
Capacity/Size Quantity	2,929
Capacity/Size UOM	MBH Input
Source of Capacity/Size	Documented
Installation Year	1994
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance on Original Building - Basement	Inspected
Instance	Original Building - Boiler Room
Instance Condition	3 - Fair
Instance Quantity	6,498
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.
Equipment	7098-02
Capacity/Size Quantity	6,498
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2004
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Original Building - Boiler Room
Instance Condition	3 - Fair
Instance Quantity	6,498
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	A. L. Eastmond & Sons Inc.

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HEATING PLANT	
Boiler System	
Steam Boiler	
Equipment	7098-01
Capacity/Size Quantity	6,498
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	2004
Source of Installation	Documented
Deficiency	No deficiencies recorded
Fuel System	Inspected
Instance on Original Building - Basement	Inspected
Instance on 2nd Building Addition - 1st Floor	Inspected
Boiler Fresh Air Louver/Damper	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Automatic
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Original Building - Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on 2nd Building Addition - 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	Inspected
Instance on 2nd Building Addition - Room 221, 1st Building Addition - Rooms 326, 426, 438E	Inspected
Dedicated A/C Equipment	
Instance on 2nd Building Addition - Room 221, 1st Building Addition - Rooms 326, 426, 438E	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST

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Enclosed IDF Room	
Dedicated A/C Equipment	
Deficiency Location/Instance	2nd Building Addition - Room 221, 1st Building Addition - Rooms 326, 426, 438E
Deficiency Quantity	4
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	
Instance on Basement	Inspected
CO Detector	
Instance on Basement	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	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
	Inspected

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Question	Response
KITCHEN	
Hot Water Temperature Booster	Inspected
Instance on Basement	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Kitchen Sink	Inspected
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	MISSING AIR GAP
Deficiency Location/Instance	Kitchen (1 of 3)
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.
MDF Room	Inspected
Instance on 1st Building Addition - Room 131A	Inspected
Dedicated A/C Equipment	Inspected
Instance on 1st Building Addition - Room 131A	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Inspected
Instance on Room 202N	Inspected
Alternative use	No
Instance on Room 204N	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	Does not Exist
Instance on Room 204N	Does not Exist
Instance on Room 202N	Does not Exist
CO Detector	Not Required
Instance on Room 204N	Not Required
Instance on Room 202N	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 202N
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.
Emergency Shower	Does not Exist
Instance on Room 204N	Does not Exist
Instance on Room 202N	Does not Exist
Eye Wash	Does not Exist

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Question	Response
SCIENCE LAB	
Eye Wash	Does not Exist
Instance on Room 204N	Does not Exist
Instance on Room 202N	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Does not Exist
Instance on Room 204N	Does not Exist
Instance on Room 202N	Does not Exist
Hood Exhaust Fan	Does not Exist
Instance on Room 204N	Does not Exist
Instance on Room 202N	Does not Exist
Fixed Laboratory Hood	Does not Exist
Instance on Room 204N	Does not Exist
Instance on Room 202N	Does not Exist
Laboratory Sink	Inspected
Instance on Room 204N	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Instance on Room 202N	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	Does not Exist
Instance on Room 204N	Does not Exist
Instance on Room 202N	Does not Exist
SCIENCE PREP ROOM	Inspected
Instance on Room 317A	Inaccessible
Instance on Room 203N	Inaccessible
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not Exist
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Does not Exist
Roof Tank	Does not Exist
Siamese Connection	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms B19, 129, 211, 238
Deficiency Quantity	17
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.

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Standpipe System	Inspected
Hose Valve Assembly	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Water Gong	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
SWIMMING POOL	Does not Exist
VENTILATION	Inspected
Is the building mechanically ventilated?	Partial
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	3 - Fair
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Metal Ductwork	Inspected
Are there any uninsulated ductwork by design in Mechanical Rooms?	Yes
Are there chain operated dampers?	No
Condition	3 - Fair
Deficiency	DEFECTIVE DUCTWORK
Deficiency Location/Instance	MER 240
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Original Building - Basement MER, MERs B30, 240, 440
Deficiency Quantity	8
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.
Supply Fan	Inspected
Approximate Total # of Fans	6-10
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
VENTILATION	
Unit Ventilator	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded