

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K335

Asset: P.S. 335 - BROOKLYN, 130 ROCHESTER AVENUE, New York, 11213

Inspection Id	Inspection Type	Time In	Last Edited
ME : K335	Mechanical	2024-05-28 8:05 AM	2024-06-06 12:06 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	15,000
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	2
MERs/Fan Rooms Locations	MER 146
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?	No
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Electric Domestic Water Heater in Kitchen; Gas Distribution Piping
	Years: 2024
	Systems: Kitchen - Grease Trap
	Years: 2021
	Systems: Steam Condensate Return Pumping System
	Years: 2020
	Systems: F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps; Drinking Fountains (2 of 4)
	Years: 2019
	Systems: DX Split System for Telecom Room 37A; Refrigerant Piping; Climate Control System - Air Compressor, Refrigerated Air Dryers, Pneumatic PRV Station, Damper Actuators; Boiler Safety Valves for Boiler #1 (2 of 4); MDF Room - Dedicated A/C Equipment (DX Split System)
	Years: 2017
	Systems: Sewage Ejector Pumps; Sump Pumps; Kitchen - Hood Exhaust Fan; Exhaust Fans on Roof (18 of 21)
	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	Other	Gas Fired Domestic Water Heater Burner backfires letting flames into the Boiler Room	DOMESTIC WATER SYSTEM Domestic Hot Water System Gas Fired Domestic Water Heater	Boiler Room	Jose Garcia	Custodian	Sent to DSF	

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

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Question	Response
AIR CONDITIONING	
Cooling Tower	Does not Exist
DX Split System	Inspected
Indoor Unit	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Does not Exist
Packaged Terminal A/C	Does not Exist
Refrigerant Leak Detection System	Does not Exist
Refrigerant Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Return Fan	Does not Exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not Exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not Exist
Pneumatic System	Inspected
Instance	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	Does not Exist
COMPACTOR	Does not Exist
CONVEYING	Does not Exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Does not Exist
Water Service	Inspected
Instance	Sewage Ejector Pump Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Sewage Ejector Pump 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

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Violations	No violations recorded.
Instance	Sprinkler Valve Main Control Room 27
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN: DEFECTIVE VALVE
Deficiency Location/Instance	Sprinkler Valve Main Control Room 27
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.
Deficiency	WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Sprinkler Valve Main Control Room 27
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	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Electric Domestic Water Heater	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Heat Pump Domestic Water Heater	Does not Exist
Gas Fired Domestic Water Heater	Inspected
Instance	Boiler Room
Instance Condition	5 - Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Laars
Equipment	N/A
Capacity/Size Quantity	750
Capacity/Size UOM	MBH Input
Capacity/Size2 Quantity	0
Capacity/Size2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	1985
Source of Installation	Inspector Estimate

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	Boiler Room
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	No violations recorded.
Oil Fired Domestic Water Heater	
	Does not Exist
Domestic Water Distribution Piping	
Condition	Inspected
Deficiency	3 - Fair
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	
Condition	Inspected
Deficiency	3 - Fair
Sewage/Waste/Vent Piping	
Condition	Inspected
Deficiency	3 - Fair
Sewage Ejector Pump	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Sump Pump	
Condition	Inspected
Deficiency	2 - Between Good and Fair
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Does not Exist
FIXTURES	
Staff And Other	
Janitor Sink	
Condition	Inspected
Deficiency	3 - Fair
Lavatory/Sink	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Toilet	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Urinal	
	Does not Exist
Student	
Drinking Fountain	
Condition	Inspected
Deficiency	1 - Good
Lavatory/Sink	
Condition	Inspected
Deficiency	3 - Fair
Lavatory/Sink	
Condition	Inspected
Deficiency	3 - Fair

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Question	Response
FIXTURES	
Student	
Locker Room Shower	Does not Exist
Sink And Fountain Combo Unit	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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not Exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not Exist
Gas Meter Room Vent	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not Exist
CO/Gas Leak Detection	Does not Exist
HEATING	
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	Hallway near Stair A/2
Deficiency Quantity	1
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.
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	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected

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Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Pumping System	Inspected
Condition	1 - Good
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	Does not Exist
HEATING PLANT	
Replacement Quantity	9,490
Replacement Uom	MBH Net
Instance on Basement	Inspected
Burner Type	Oil
Heating Plant Oil Number	2(B10)
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	No
Burner Exists?	Yes
Burner Manufacturer	Preferred Utilities
Burner Model Number	BHE7-3A4
Boiler Auxiliaries	
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
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Does not Exist
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	BOILER DAMPER IN BREECHING: DEFECTIVE
Deficiency Location/Instance	Boiler Room (linkages)
Deficiency Quantity	2
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.

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
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	2 - Between Good and 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	4,745
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Pacific National
Equipment	53527-01
Capacity/Size Quantity	6,300
Capacity/Size UOM	Lbs/Hr steam
Source of Capacity/Size	Inspector Estimate
Installation Year	1968
Source of Installation	Documented
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	DAMAGED REFRACTORY
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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HEATING PLANT	
Boiler System	
Steam Boiler	
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	4,745
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Pacific National
Equipment	53527-02
Capacity/Size Quantity	6,300
Capacity/Size UOM	Lbs/Hr steam
Source of Capacity/Size	Inspector Estimate
Installation Year	1968
Source of Installation	Documented
Deficiency	DAMAGED REFRACTORY
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations 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	OIL BURNER: DEFECTIVE
Deficiency Location/Instance	Boiler Room (oil leaking)
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.
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	

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Question	Response
HEATING PLANT	Inspected
Fuel System	Inspected
Gas Trains And Vent At The Boiler	
Instance on Basement	Does not Exist
Enclosed IDF Room	Inspected
Instance on Rooms 128, 228	Inspected
Dedicated A/C Equipment	Inspected
Instance on Rooms 128, 228	Inspected
Condition	4 - Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Rooms 128, 228
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo	No photo recorded
Violations	No violations recorded.
KITCHEN	Inspected
Instance on Ground Floor	Inspected
CO Detector	Not Required
Instance on Ground Floor	Not Required
Gas System	Does not Exist
Instance on Ground Floor	Does not Exist
Grease Trap	Inspected
Instance on Ground Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood	Inspected
Instance on Ground Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	Inspected
Instance on Ground Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	Inspected
Instance on Ground Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	Does not Exist
Instance on Ground Floor	Does not Exist
Hot Water Temperature Booster	Does not Exist
Instance on Ground Floor	Does not Exist
Kitchen Sink	Inspected
Instance on Ground Floor	Inspected
Condition	3 - Fair
Deficiency	MISSING AIR GAP
Deficiency Location/Instance	Kitchen
Deficiency Quantity	2

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Question	Response
KITCHEN	
Kitchen Sink	
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.
MDF Room	
	Inspected
Instance on Room 213	Inspected
Dedicated A/C Equipment	
	Inspected
Instance on Room 213	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Does not Exist
SCIENCE LAB	
	Inspected
Instance on Room 302	Inspected
Alternative use	No
Acid Waste Neutralizing Tank	
	Inspected
Instance on Room 302	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	
	Not Required
Instance on Room 302	Not Required
Emergency Shower	
	Does not Exist
Instance on Room 302	Does not Exist
Eye Wash	
	Inspected
Instance on Room 302	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
	Does not Exist
Instance on Room 302	Does not Exist
Hood Exhaust Fan	
	Does not Exist
Instance on Room 302	Does not Exist
Fixed Laboratory Hood	
	Does not Exist
Instance on Room 302	Does not Exist
Laboratory Sink	
	Inspected
Instance on Room 302	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
	Does not Exist
Instance on Room 302	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	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	
	Does not Exist

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Roof Tank	Does not Exist
Siamese Connection	Does not Exist
Sprinkler Head	Inspected
Condition	3 - Fair
Deficiency	No deficiencies 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
VENTILATION	Inspected
Is the building mechanically ventilated?	Partial
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	Does not Exist
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 REGISTER/DIFFUSER
Deficiency Location/Instance	Boys Toilet Room 232
Deficiency Quantity	3
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	1-5
Condition	3 - Fair
Deficiency	No deficiencies recorded
Unit Ventilator	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Rooms 2, 4, 6, 8, 102, 104, 106, 108, 215
Deficiency Quantity	10
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.