

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K431

Asset: BROOKLYN TECH AF - BROOKLYN, 490 CLERMONT AVENUE, New York, 11238

Inspection Id	Inspection Type	Time In	Last Edited
SA : K431	Architectural - Senior	2024-04-01 8:58 AM	2024-04-24 2:13 PM
AA : K431	Architectural - Associate	2024-04-04 8:55 AM	2024-04-23 8:46 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	2,500
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	105,000 SF Total Site Area (75,000 SF Playing Surfaces)
Comments on the Stories (Floors) plus Basements	1 (no basement)
Comments on the Number of Classrooms	0
Comments on the Year Built	2001
Student Population	6,300
Staff Population	3
Weather	Fair
Principal(s) Information	
Principal Name	David Newman
Organization	Brooklyn Technical High School Athletic Field - Brooklyn
Did you meet with this Principal?	Yes
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal had no comments regarding the physical condition of the building at this time.
Custodian	Was not present
Fireman	Hugo Zamora
Facade Photo	



Clermont Avenue - Southwest View

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Main Entrance Photo



Facade A - Clermont Avenue

Roof Photo



Roof 1 - Southwest View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Playing Surfaces - replacement; Storage Shed - repairs

Year: 2022

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

No

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
No condition recorded							

Structural Engineer Required

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
No condition recorded						

Programmatic Accessibility

Programmatic Accessibility

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Programmatic Accessibility Status Question	Response
Is the primary or secondary entrance on an accessible route?	Yes
Is the building a multi-story building?	No
Do any of the following spaces exist? Classroom, Art Room, Auditorium, Cafeteria, Computer, Gymnasiums, Library, Multipurpose Room, Science Labs	No
Are ALL occupied spaces on the accessible route?	Yes
Are there accessible toilets in the building?	Yes

Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
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PROGRAMMATIC ACCESSIBILITY

Exterior Routes

Exterior Entrances & Exits				Yes		
Exterior H/C Lifts	No	No				
Exterior Ramps and Railings	No	No				

Interior Routes

Corridor and Lobby H/C Lifts	No	No				
Interior Corridor Doors and Hardware	No	No				
Interior Corridors and Lobbies				Yes		
Interior Elevators	No					
Interior Lobby Doors and Hardware				Yes		
Interior Ramps	No					

Rooms & Spaces

Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms	No					
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office	No					
Multi-purpose Room	No					
Nurse's Room	No					
Pool	No					
Science Lab	No					
Toilet Rooms (Boys)	No					
Toilet Rooms (Girls)	No					
Toilet Rooms (Staff)	1st Floor	Yes		Yes		

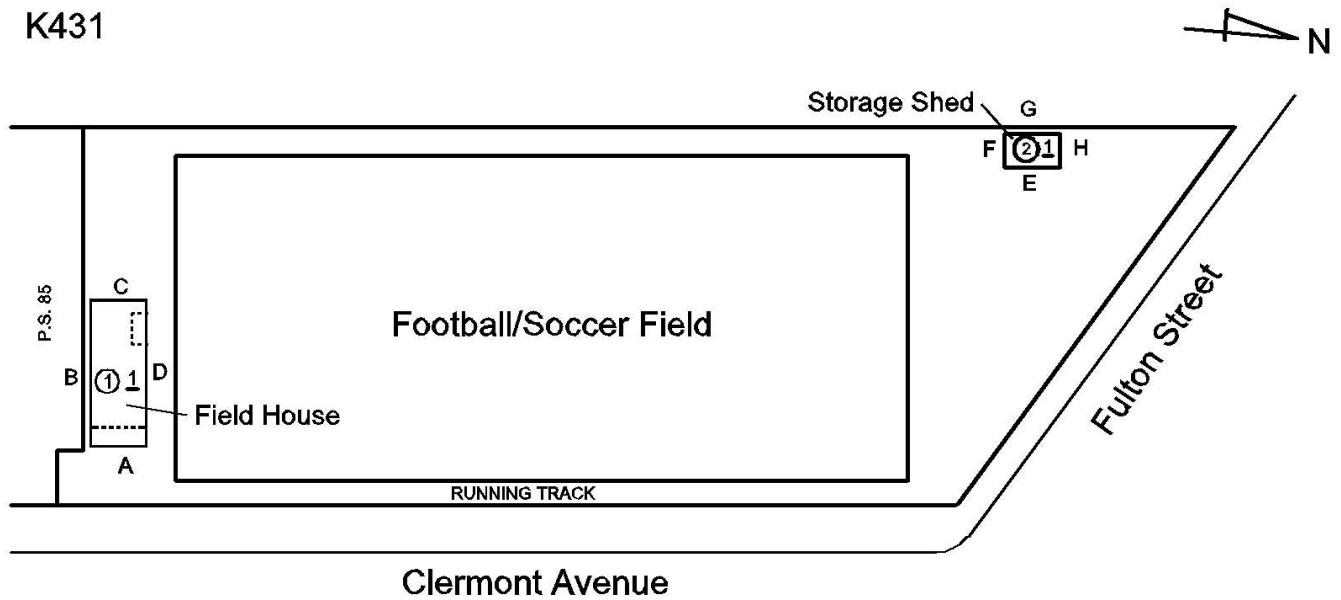
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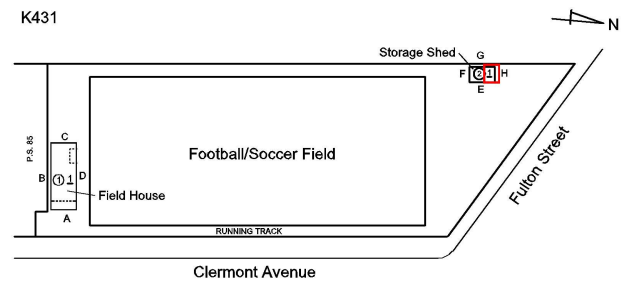
Building Template

K431



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not Exist
AWNINGS AND CANOPIES	Does not Exist
CHIMNEY	Does not Exist
COPING	Does not Exist
CORNICE	Does not Exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	3 - Fair
Deficiency	METAL: DETERIORATED DOOR AND FRAME - MINOR DETERIORATION
Roof Plan reference	K431
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2



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Question	Response
EXTERIOR	
DOORS	
DOORS AND FRAMES	
Deficiency Photo1	
Violations	Facade H No violations recorded.
DOOR HARDWARE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LINTELS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
TRANSOM/SIDE LIGHT	Does not Exist
EXTERIOR WALLS	Inspected
Material Type(s)	Masonry, Concrete
Replacement Quantity	3,200
Replacement Uom	S.F.
Instance on Facades A - D (Field House)	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	2,500
Instance Quantity Uom	S.F.
Deficiency	CAST IN PLACE / PRE-CAST CONCRETE: DETERIORATED JOINTS
Roof Plan reference	<p>K431</p> 
Elevation	
Deficiency Quantity	10
Quantity Uom	L.F.

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Question	Response
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EXTERIOR

EXTERIOR WALLS

Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo1

REPOINT
PRIORITY 3
LEVEL 2

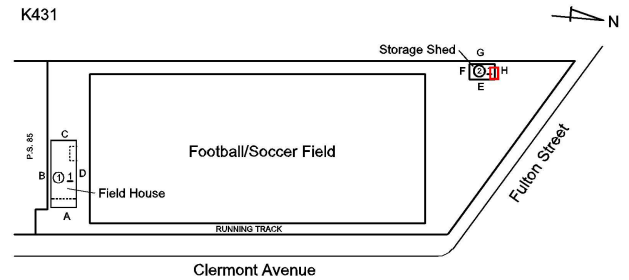


Facade B

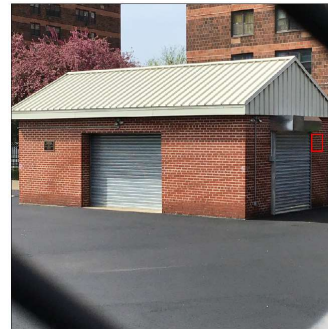
Violations

No violations recorded.

Instance on Facades E - H (Storage Shed)	Inspected
Instance Condition	3 - Fair
Instance Quantity	700
Instance Quantity Uom	S.F.
Deficiency	BRICK: MINOR CRACKS AND SPALLING
Roof Plan reference	K431



Elevation



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action

10
S.F.
RESTITCH
PRIORITY 3
LEVEL 2

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Question

Response

EXTERIOR

EXTERIOR WALLS

Deficiency Photo1



Facade H

No violations recorded.

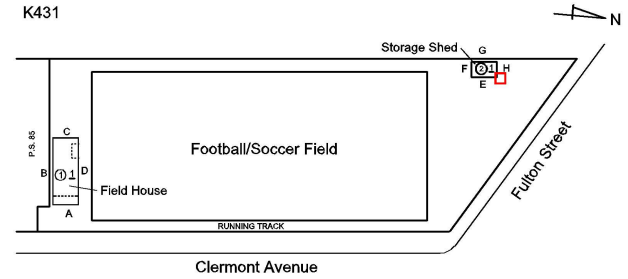
Violations

Deficiency

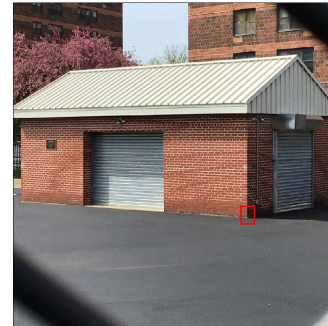
BRICK: MAJOR / THRU CRACKS

Roof Plan reference

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Elevation



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REMOVE AND REBUILD

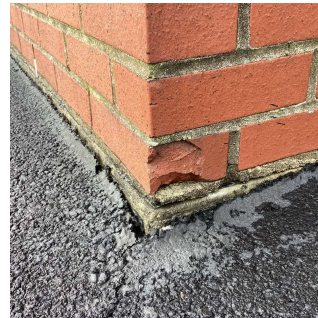
Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade H

No violations recorded.

Violations

Deficiency

BRICK: DETERIORATED JOINTS

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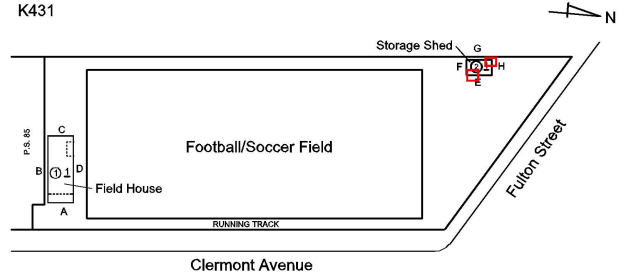

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Roof Plan reference	
Elevation	
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade G No violations recorded.
EXTERIOR SOFFITS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LOUVER	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
PARAPETS	Does not Exist
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	3,000
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Does not Exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected

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Question	Response
EXTERIOR	
ROOF	
Roofing	
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
ROOFING	Inspected
Instance on Metal: Roof 2	Inspected
Instance Condition	4 - Between Fair and Poor
Instance Photo	
	Roof 2
Instance Quantity	560
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	No
Does this roof instance have a Sustainable Roof System?	Yes
Sustainable Roof Type	White Roof
Sustainable Roof Location (Roof Number)	Roof 2
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2001
Source of Installation	Custodial Staff
Deficiency	METAL: FLASHING: DETERIORATED METAL FLASHING
Roof Plan reference	K431
	
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REMOVE AND REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Roof 2 - Facade G
Violations	No violations recorded.

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Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING	Inspected
Instance on Metal: Roof 1	Inspected
Instance Condition	1 - Good
Instance Photo	
	Roof 1
Instance Quantity	2,440
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	No
Does this roof instance have a Sustainable Roof System?	No
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2022
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
ROOFING DRAINS	Does not Exist
Specialties	Does not Exist
STAIRS/RAMPS: EXTERIOR	Does not Exist
WINDOWS	Does not Exist
INTERIOR	Inspected
STRUCTURAL	Inspected
COLUMNS/BEAMS/BEARING WALLS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
FLOOR STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	CONCRETE SLAB ON GRADE: THRU CRACKS
Deficiency Location/Instance	Storage Shed
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
	Storage Shed

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Question	Response
INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	Inspected
Violations	No violations recorded.
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	Does not Exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	Does not Exist
INTERIOR DOOR HARDWARE	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
LOCKER ROOM	Does not Exist
SHOWER ROOM	Does not Exist
STAIRS/RAMPS: INTERIOR	Does not Exist
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Stalls	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	Does not Exist
ATHLETIC FIELDS	
PLAYING SURFACE	Inspected
Synthetic Turf Field exists?	Yes
Year of Installation	2022
Replacement Quantity	75,000
Replacement Uom	S.F.
Instance on Football/ Soccer Field	Inspected
Instance Condition	1 - Good
Instance Quantity	75,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
FIXED EQUIPMENT	Inspected
Basketball Backboard	Does not Exist

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Question	Response
ATHLETIC FIELDS	
FIXED EQUIPMENT	
Basketball Hoops	Does not Exist
Basketball Posts	Does not Exist
Football Goal Posts	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Tennis Net Posts	Does not Exist
SEATING	Inspected
Benches	Inspected
Concrete	Does not Exist
Metal/Wood/Plastic	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Bleachers	Inspected
Concrete	Does not Exist
Metal/Wood/Plastic	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
SITE	Inspected
CONTAINERIZATION	Does not Exist
Drainage System for Asphalt	Inspected
Catch Basins/Manhole - Surrounded by asphalt	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Culverts - Asphalt Covering	Does not Exist
Drainage System for Concrete	Inspected
Catch Basins/Manhole - Surrounded by concrete	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Culverts - Concrete Covering	Does not Exist
Drainage System for Soil	Does not Exist
DRINKING FOUNTAINS	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
FENCES	Inspected
Condition	2 - Between Good and Fair
Deficiency	CONCRETE CURB: DAMAGED/DETERIORATED
Deficiency Location/Instance	Near Entrance
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
FENCES	
Deficiency Photo1	
Violations	Near Entrance No violations recorded.
Deficiency	CHAIN LINK: DAMAGED POST/RAIL
Deficiency Location/Instance	Left Side of Field
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Left Side of Field No violations recorded.
IRRIGATION SYSTEM	Does not Exist
PAVING	Inspected
Student Non-Use	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Concrete	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Pavers	Does not Exist
Student Use	Inspected
Gravel Exists?	No
Asphalt	Inspected
Condition	3 - Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Fulton Street
Deficiency Quantity	250
Quantity Uom	S.F.

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Question	Response
SITE	
PAVING	
Student Use	
Asphalt	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Fulton Street
Violations	No violations recorded.
Concrete	Does not Exist
Pavers	Does not Exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	3 - Fair
Deficiency	CRACKS - MAJOR
Deficiency Location/Instance	Clermont Avenue
Deficiency Quantity	350
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Clermont Avenue
Violations	No violations recorded.
Pavers	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
DOT Sidewalk	Inspected
Asphalt	Does not Exist
Concrete	Inspected
Condition	4 - Between Fair and Poor

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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency	DAMAGED CURBS
Deficiency Location/Instance	Clermont Avenue
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Clermont Avenue No violations recorded.
Deficiency	HEAVING
Deficiency Location/Instance	Fulton Street
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Fulton Street No violations recorded.
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	Clermont Avenue, Fulton Street
Deficiency Quantity	875
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Photo1	
Violations	Clermont Avenue No violations recorded.
Pavers	Does not Exist
PLAYGROUNDS	Does not Exist
RETAINING WALLS	Inspected
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	No
Condition	3 - Fair
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	Left Side of Field
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Left Side of Field No violations recorded.
SEATING	Inspected
Benches	Inspected
Concrete	Does not Exist
Metal/Wood/Plastic	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
SITE WALLS (NOT RETAINING WALLS)	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
STAIRS/RAMPS: EXTERIOR	Inspected
Railings	Inspected

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Question	Response
SITE	
STAIRS/RAMPS: EXTERIOR	
Railings	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Site Cheek/flank Walls	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Stairs/ramps	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
ARTWORK	Does not Exist