

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

K852

Asset: P.S. 326 - BROOKLYN, 1800 UTICA AVENUE, New York, 11234

| Inspection Id | Inspection Type | Time In | Last Edited |
|---------------|-----------------|---------------------|--------------------|
| ME : K852 | Mechanical | 2023-12-13 10:41 AM | 2024-04-11 3:18 PM |

Asset Data

| Question | Answer |
|--|---|
| Are there fuel tanks? | No |
| Total # of water main service entries to the asset | 1 |
| MERs/Fan Rooms Locations | Boiler Room MER, Pool MER |
| Are there any spaces with Missing or Defective CO Detectors? | Yes |
| Location(s) | Kitchen |
| 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: Gas Fired Domestic Water Heater |
| | Years: 2023 |
| | Systems: Kitchen Hood Exhaust Fan |
| | Years: 2021 |
| | Systems: Heating Plant; Exhaust Fan (1 of 3) |
| | Years: 2020 |
| | Systems: MDF Room - Dedicated A/C Equipment (DX Split System); Exhaust Fan (1 of 3) |
| | Years: 2019 |
| | Systems: Gas Distribution Piping |
| | Years: 2016 |
| | Systems: Gas Meter Room Vent |
| | Years: 2015 |
| | Systems: Kitchen - Grease Traps |
| | 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 |
|-------------------------------------|--|--|--|----------------------|--------------------|-----------------|-------------|------------|
| Yes | Defective Kitchen Hood Fire Suppression System | Defective Kitchen Hood Fire Suppression System | KITCHEN Hood Fire Suppression System | Kitchen | Patrick Kelley | Fireman | 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 |
| Cooling Tower | Does not Exist |
| DX Split System | Inspected |
| Indoor Unit | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Outdoor Unit | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |

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| Question | Response |
|--|--|
| AIR CONDITIONING | |
| Dry Cooler | Does not Exist |
| Packaged / Rooftop Unit | Inspected |
| Instance | Multipurpose Room Roof |
| Instance Condition | 4 - Between Fair and Poor |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Source of Heating | N/A |
| Refrigerant Type | R-22 |
| Instance Manufacturer | Carrier |
| Equipment | N/A |
| Capacity/Size Quantity | 40 |
| Capacity/Size UOM | Tons |
| Source of Capacity/Size | Inspector Estimate |
| Installation Year | 1973 |
| Source of Installation | Inspector Estimate |
| Deficiency | OVER 20 TONS: DEFECTIVE COIL - CONDENSER |
| Deficiency Location/Instance | Multipurpose Room Roof |
| 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. |
| Packaged Terminal A/C | Inspected |
| Condition | 5 - Poor |
| Deficiency | DEFECTIVE/DETERIORATED |
| Deficiency Location/Instance | Kitchen Storage 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. |
| Refrigerant Leak Detection System | Does not Exist |
| Refrigerant Piping | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Return Fan | Inspected |
| Condition | 3 - Fair |
| Deficiency | DEFECTIVE |
| Deficiency Location/Instance | Multipurpose Room Roof |
| 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 |
|--|--|
| AIR CONDITIONING | Inspected |
| Return Fan | Inspected |
| Violations | No violations recorded. |
| CENTRAL ACID WASTE NEUTRALIZING TANK | Does not Exist |
| CLIMATE CONTROL SYSTEM | Inspected |
| BMS | Does not Exist |
| Pneumatic System | Does not Exist |
| Hybrid System | Does not Exist |
| Electric System | Inspected |
| Instance | Throughout (Zone Control) |
| 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 | Inspected |
| Are all the existing dumbwaiters operable? | No |
| Condition | 4 - Between Fair and Poor |
| 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 | Does not Exist |
| Sidewalk Elevator | 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 | Water/Gas/Electrical Room |
| Instance Condition | 3 - Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Deficiency | WATER MAIN: MISSING BACKFLOW PREVENTION DEVICE |
| Deficiency Location/Instance | Water/Gas/Electrical 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 |

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| Question | Response |
|--|--------------------------|
| DOMESTIC WATER SYSTEM | |
| Domestic Hot Water System | |
| 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 | 1 - Good |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Instance Manufacturer | A.O. Smith |
| Equipment | N/A |
| Capacity/Size Quantity | 75 |
| Capacity/Size UOM | MBH Input |
| Capacity/Size2 Quantity | 74 |
| Capacity/Size2 UOM | Gallons |
| Source of Capacity/Size | Documented |
| Installation Year | 2023 |
| Source of Installation | Documented |
| 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 |
| 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) | Does not Exist |
| FIXTURES | Inspected |
| Staff And Other | Inspected |
| Janitor Sink | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Lavatory/Sink | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Toilet | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Urinal | Inspected |

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| Question | Response |
|---|------------------------------------|
| FIXTURES | |
| Staff And Other | Inspected |
| Urinal | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Student | Inspected |
| Drinking Fountain | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Lavatory/Sink | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Locker Room Shower | Inspected |
| Instance on Basement-Boys | Inaccessible |
| Instance on Basement-Girls | Inaccessible |
| Sink And Fountain Combo Unit | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Toilet | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Urinal | Inspected |
| Condition | 3 - 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 | 1 - Good |
| Deficiency | No deficiencies recorded |
| Gas Pressure Booster | Does not Exist |
| CO/Gas Leak Detection | Does not Exist |
| HEATING | Inspected |
| Heating Coil In Ductwork | Does not Exist |
| Hydronic Heating | Inspected |
| Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries | Inspected |
| Condition | 3 - Fair |
| Deficiency | PIPING: DAMAGED/MISSING INSULATION |
| Deficiency Location/Instance | Boiler Room |
| Deficiency Quantity | 60 |
| 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. |

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|--|--------------------------|
| HEATING | |
| Hydronic Heating | Inspected |
| Backflow Preventer | Does not Exist |
| Hot Water Heat Exchanger | Does not Exist |
| Radiator/Convactor/Fin Tube | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Steam Heating | Does not Exist |
| Steam supplied by External Sources | Does not Exist |
| Unit Heater/Cabinet Heater | Does not Exist |
| HEATING PLANT | |
| Replacement Quantity | 695 |
| Replacement Uom | MBH Net |
| Instance on Basement | Inspected |
| Burner Type | Gas |
| Heating Plant Oil Number | N/A |
| Is there a water meter on the boiler make-up water piping? | No |
| Burner Exists? | No |
| Boiler Auxiliaries | Inspected |
| Instance on Basement | Inspected |
| Boiler Auxiliary Piping | |
| Instance on Basement | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Boiler Emergency Stop Switch | |
| Instance on Basement | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Boiler Feedwater System | |
| Instance on Basement | Does not Exist |
| Boiler Feedwater Treatment(Automatic) | |
| Instance on Basement | Does not Exist |
| Boiler Flue Exhaust | |
| Instance on Basement | Does not Exist |
| Boiler Make-up Water Backflow Preventer | |
| Instance on Basement | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Boiler Room Steam And Condensate Piping | |
| Instance on Basement | Does not Exist |
| Boiler Safety Valve | |
| Instance on Basement | Does not Exist |
| 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 | Inspected |

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|------------------------------|---------------------------|
| HEATING PLANT | |
| Boiler System | |
| Modular Boiler | |
| Instance | Boiler Room |
| Instance Condition | 1 - Good |
| Instance Quantity | 695 |
| Instance Quantity Uom | MBH Net |
| Instance Manufacturer | Laars |
| Equipment | N/A |
| Capacity/Size Quantity | 999 |
| Capacity/Size UOM | MBH Input |
| Source of Capacity/Size | Documented |
| Installation Year | 2020 |
| Source of Installation | Inspector Estimate |
| Deficiency | No deficiencies recorded |
| Steam Boiler | |
| Instance on Basement | Does not Exist |
| Fuel System | |
| Instance on Basement | Does not Exist |
| Enclosed IDF Room | |
| | Does not Exist |
| KITCHEN | |
| Instance on 1st Floor | Inspected |
| CO Detector | |
| Instance on 1st Floor | 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 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Grease Trap | |
| Instance on 1st Floor | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Hood | |
| Instance on 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Hood Exhaust Ductwork | |
| Instance on 1st Floor | Inspected |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |

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|---|---------------------------|
| KITCHEN | |
| Hood Exhaust Fan | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Hood Fire Suppression System | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 5 - Poor |
| Deficiency | DEFECTIVE/DETERIORATED |
| Deficiency Location/Instance | Kitchen |
| 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. |
| 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 | MISSING AIR GAP |
| Deficiency Location/Instance | Kitchen (1 of 4) |
| 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 Room B22 | Inspected |
| Dedicated A/C Equipment | Inspected |
| Instance on Room B22 | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| SCIENCE DEMO ROOM | Does not Exist |
| SCIENCE LAB | Does not Exist |
| SCIENCE PREP ROOM | Does not Exist |
| SPRINKLERS, STANDPIPE, FIRE SYSTEM | Does not Exist |
| SWIMMING POOL | Inspected |
| Instance on Basement | Inspected |
| Filter | Inspected |
| Replacement Uom | EACH |
| Instance on Basement | Inspected |
| Condition | 3 - Fair |
| Deficiency | NOT IN USE |
| Deficiency Location/Instance | Pool MER |

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|---|---------------------------|
| SWIMMING POOL | |
| Filter | |
| Deficiency Quantity | 3 |
| 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. |
| Heater | |
| | Does not Exist |
| Instance on Basement | Does not Exist |
| Piping | |
| | Does not Exist |
| Instance on Basement | Does not Exist |
| Pump | |
| | Does not Exist |
| Instance on Basement | Does not Exist |
| VENTILATION | |
| Is the building mechanically ventilated? | Inspected Yes |
| Exhaust Fan | |
| Approximate Total # of Fans | Inspected 1-25 |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Heating And Ventilating Unit | |
| Condition | Inspected 3 - Fair |
| Deficiency | NOT IN USE |
| Deficiency Location/Instance | Pool 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. |
| Metal Ductwork | |
| Are there any uninsulated ductwork by design in Mechanical Rooms? | Inspected No |
| Are there chain operated dampers? | No |
| Condition | 3 - Fair |
| Deficiency | No deficiencies recorded |
| Supply Fan | |
| | Does not Exist |
| Unit Ventilator | |
| | Does not Exist |