

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

Architectural Inspection

**K881**

**Asset: P.S. 1 MINISCHOOL - BROOKLYN, 309 47 STREET, New York, 11220**

Inspection Id	Inspection Type	Time In	Last Edited
SA : K881	Architectural - Senior	2024-01-11 8:37 AM	2024-01-29 1:31 PM
AA : K881	Architectural - Associate	2024-01-11 8:55 AM	2024-01-23 8:39 AM

**Asset Data**

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	9,000
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	1 (No Basement)
Comments on the Number of Classrooms	4
Comments on the Year Built	1970
Student Population	76
Staff Population	20
Weather	Fair
Principal(s) Information	
Principal Name	Wanda Ramirez
Organization	P.S. 001 The Bergen - Brooklyn
Did you meet with this Principal?	Yes
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal's comments are as follows: 1. HVAC control system is not working properly. 2. The window balances are inoperable. 3. The windows are not energy efficient.
Custodian	Scott Rittenhouse
Fireman	Noel Roman
Facade Photo	



47th Street - North View

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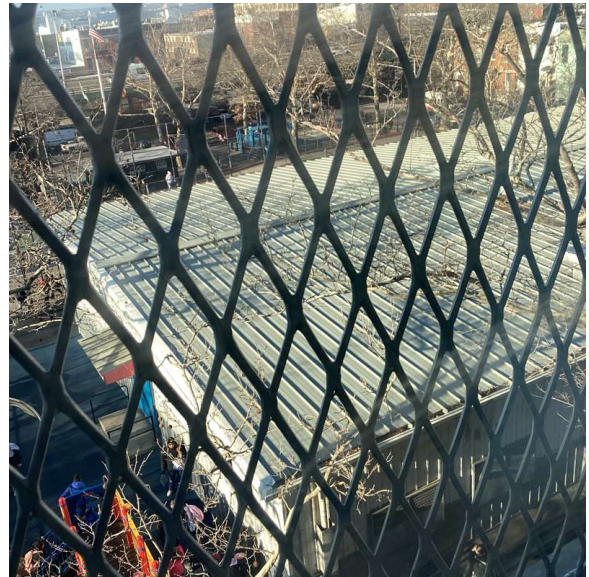
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Main Entrance Photo



Facade A - Schoolyard

Roof Photo



Roof 1 - North View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Exterior Doors (partial) - repairs

Year: 2013

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**

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<b>Programmatic Accessibility Status Question</b>	<b>Response</b>
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	Yes
For the spaces that do exist, are they ALL accessible?	Yes
Is there at least one Boys and Girls or Unisex toilet accessible in the building	No

<b>Physical Breakdown Structure</b>	<b>Exists</b>	<b>Required</b>	<b>Complies</b>	<b>Deficiency</b>	<b>Assistive Listening System</b>	<b>Fire Alarm Strobe</b>
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**PROGRAMMATIC ACCESSIBILITY**

**Exterior Routes**

<b>Exterior Entrances &amp; Exits</b>			Yes			
<b>Exterior H/C Lifts</b>	No	No				
<b>Exterior Ramps and Railings</b>	Yes		Yes			

**Interior Routes**

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

**Rooms & Spaces**

<b>Art Rooms</b>		No				
<b>Auditorium</b>		No				
<b>Cafeteria</b>		No				
<b>Classrooms</b>	1st Floor	Yes		Yes		
<b>Computer Rooms</b>		No				
<b>Gymnasium</b>		No				
<b>Library</b>		No				
<b>Main Office</b>		No				
<b>Multi-purpose Room</b>		No				
<b>Nurse's Room</b>		No				
<b>Pool</b>		No				
<b>Science Lab</b>		No				
<b>Toilet Rooms (Boys)</b>	1st Floor	Yes		No	Accessory Arrangement Clear opening < 32" Insufficient Latch Clearance No Lever-type Hardware Sink Arrangement Turning Radius Urinal Arrangement Water Closet Arrangement	
<b>Toilet Rooms (Girls)</b>	1st Floor	Yes		No	Accessory Arrangement Clear opening < 32" Insufficient Latch Clearance No Lever-type Hardware Sink Arrangement Turning Radius Water Closet Arrangement	

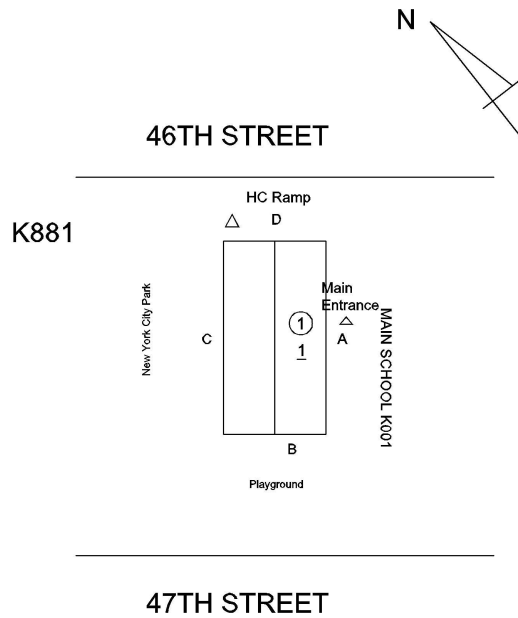
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Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
<b>Rooms &amp; Spaces</b>						
Toilet Rooms (Staff) 1st Floor	Yes		No	Accessory Arrangement Clear opening < 32" Insufficient Latch Clearance No Lever-type Hardware Sink Arrangement Turning Radius Urinal Arrangement Water Closet Arrangement		

Building Template



Inspection

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Does not Exist
<b>AWNINGS AND CANOPIES</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>CHIMNEY</b>	Does not Exist
<b>COPING</b>	Does not Exist
<b>CORNICE</b>	Does not Exist
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>DOOR HARDWARE</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Does not Exist
<b>TRANSOM/SIDE LIGHT</b>	Inspected

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Question	Response
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**EXTERIOR**

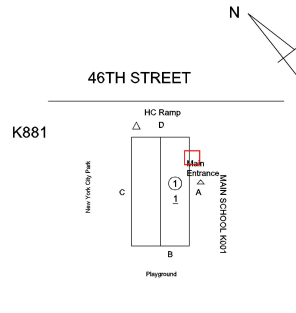
**DOORS**

**TRANSOM/SIDE LIGHT**

Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

**EXTERIOR WALLS**

Material Type(s)	Steel
Replacement Quantity	6,200
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	6,200
Instance Quantity Uom	S.F.
Deficiency	METAL PANEL: SEVERE DENTS
Roof Plan reference	



Elevation



Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	



Facade A  
No violations recorded.

Violations

**EXTERIOR SOFFITS**

Inspected

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Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR SOFFITS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOADING DOCK</b>	Does not Exist
<b>LOUVER</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>PARAPETS</b>	Does not Exist
<b>PLAZA DECK</b>	Does not Exist
<b>ROOF</b>	Inspected
<b>Roofing</b>	Inspected
Replacement Quantity	9,300
Replacement Uom	S.F.
<b>ROOF HATCH/SMOKE HATCH</b>	Does not Exist
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING
Roof Plan reference	
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade C No violations recorded.
<b>ROOF BARRIER/FENCE</b>	Does not Exist
<b>ROOF CAGE</b>	Does not Exist
<b>ROOFING</b>	Inspected
Instance on Metal: Roof 1	Inspected
Instance Condition	3 - Fair

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Question	Response
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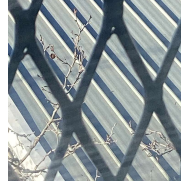
**EXTERIOR**

**ROOF**

**Roofing**

**ROOFING**

Instance Photo



Roof 1

Instance Quantity	9,300
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	1970
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded

**ROOFING DRAINS**

Does not Exist

**Specialties**

Does not Exist

**STAIRS/RAMPS: EXTERIOR**

Inspected

**BUILDING CHEEK/FLANK WALLS**

Does not Exist

**RAILINGS**

Inspected

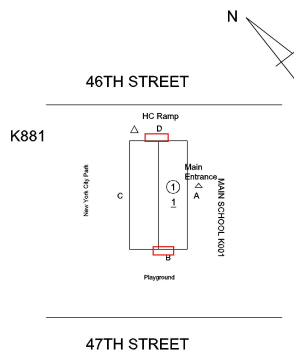
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

**STAIRS/RAMPS**

Inspected

Condition	3 - Fair
Deficiency	CONCRETE: CRACKS/SPALLING - MAJOR

Roof Plan reference



Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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Question	Response
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**EXTERIOR**

**STAIRS/RAMPS: EXTERIOR**

**STAIRS/RAMPS**

Deficiency Photo1



Facade D

No violations recorded.

Violations

**WINDOWS**

Inspected

Replacement Quantity

400

Replacement Uom

S.F.

**EXTERIOR GUARDS**

Inspected

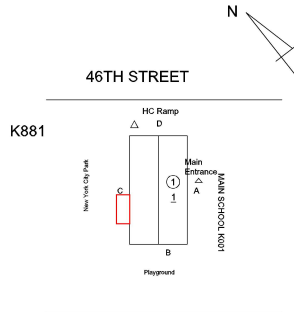
Condition

3 - Fair

Deficiency

DETERIORATED/TORN-OUT/MISSING

Roof Plan reference



Elevation



Deficiency Quantity

30

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2



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Question	Response
<b>EXTERIOR</b>	
<b>WINDOWS</b>	
<b>EXTERIOR GUARDS</b>	
Deficiency Photo1	
Violations	Facade C No violations recorded.
<b>LINTELS</b>	Does not Exist
<b>WINDOWS</b>	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Double Hung: Facades A and C	Inspected
Instance Condition	3 - Fair
Instance Quantity	400
Instance Quantity Uom	S.F.
Are these windows insulated	No
Installation Year	1970
Source of Installation	Custodial Staff
Deficiency	ALUMINUM - DOUBLE HUNG: INOPERABLE BALANCE
Roof Plan reference	
Elevation	
Deficiency Quantity	20
Quantity Uom	EACH
Potential Action	REPLACE BALANCES
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
<b>EXTERIOR</b>	
<b>WINDOWS</b>	
<b>WINDOWS</b>	
Deficiency Photo1	
Violations	Facade C - Room 3 No violations recorded.
<b>INTERIOR</b>	Inspected
<b>POOLS</b>	Does not Exist
<b>STRUCTURAL</b>	Inspected
<b>COLUMNS/BEAMS/BEARING WALLS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>FLOOR STRUCTURE</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>FOUNDATION WALLS</b>	Inspected
Material Type(s)	Concrete
Condition	3 - Fair
Deficiency	CONCRETE: CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Facade C
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Facade C No violations recorded.
<b>ROOF STRUCTURE</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>VAULTS-BUNKERS</b>	Does not Exist
<b>AUDITORIUM</b>	Does not Exist

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<b>Question</b>	<b>Response</b>
<b>INTERIOR</b>	
<b>CAFETERIA</b>	Does not Exist
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Corridor near Rooms 9, 14, Exit 5 - Vestibule
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near Room 9 No violations recorded.
<b>Door(s)</b>	Inspected
Condition	5 - Poor
Deficiency	METAL: DETERIORATED DOOR
Deficiency Location/Instance	Rooms 2, 6
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 2 No violations recorded.
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Room 3
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
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**INTERIOR**

**CLASSROOMS/CORRIDORS/ADMIN SPACES**

**Door(s)**

Deficiency Photo1



Room 3

Violations

No violations recorded.

**Floor Finish**

Inspected

Condition

2 - Between Good and Fair

Deficiency

VINYL TILES: BROKEN/DETERIORATED/MISSING TILES

Deficiency Location/Instance

Rooms 1, 3, 9

Deficiency Quantity

30

Quantity Uom

S.F.

Potential Action

REPLACE

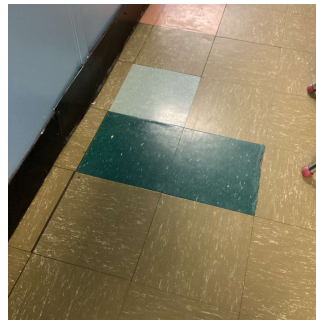
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Room 9

Violations

No violations recorded.

Deficiency

CERAMIC TILE: BROKEN/MISSING TILES

Deficiency Location/Instance

Main Entrance - Vestibule

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

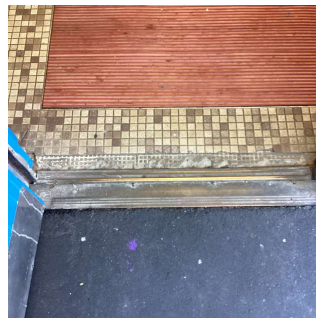
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

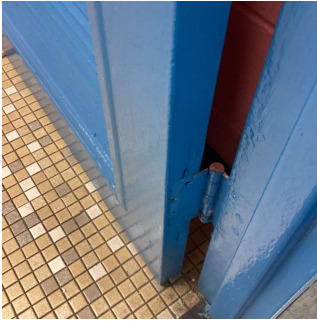
Deficiency Photo1



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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Floor Finish</b>	Inspected
	Main Entrance - Vestibule
Violations	No violations recorded.
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Specialties</b>	Does not Exist
<b>GYMNASIUM</b>	Does not Exist
<b>INTERIOR DOOR HARDWARE</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	Does not Exist
<b>KITCHEN</b>	Does not Exist
<b>LIBRARY</b>	Does not Exist
<b>LOCKER ROOM</b>	Does not Exist
<b>MULTI-PURPOSE ROOM</b>	Does not Exist
<b>SCIENCE DEMO ROOM</b>	Does not Exist
<b>SCIENCE LAB</b>	Does not Exist
<b>SCIENCE PREP ROOM</b>	Does not Exist
<b>SHOWER ROOM</b>	Does not Exist
<b>STAIRS/RAMPS: INTERIOR</b>	Does not Exist
<b>TOILET ROOMS - STAFF</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	5 - Poor
Deficiency	METAL: DETERIORATED DOOR
Deficiency Location/Instance	Rooms 13, 14
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 13
Violations	No violations recorded.
<b>Floor Finish</b>	Inspected
Condition	2 - Between Good and Fair

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Question	Response
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**INTERIOR**

**TOILET ROOMS - STAFF**

<b>Floor Finish</b>	Inspected
Deficiency	No deficiencies recorded
<b>Stalls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

**TOILET ROOMS - STUDENTS**


<b>Ceiling</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Door(s)</b>	Inspected
Condition	5 - Poor
Deficiency	METAL: DAMAGED LOUVER
Deficiency Location/Instance	Room 16
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	



Room 16

No violations recorded.

Violations


Deficiency	METAL: DETERIORATED DOOR
Deficiency Location/Instance	Room 15
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	



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Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STUDENTS</b>	
<b>Door(s)</b>	Inspected
	Room 15
Violations	No violations recorded.
<b>Floor Finish</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Room 15
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 15
Violations	No violations recorded.
<b>Stalls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LIFE SAFETY</b>	Inspected
<b>F.D. HOLDING AREA</b>	Does not Exist
<b>STEEL STAIRS</b>	Does not Exist
<b>SITE</b>	Not Required
<b>ARTWORK</b>	Does not Exist