

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K889

Asset: P.S. 189 MINISCHOOL - BROOKLYN, 1100 EAST NEW YORK AVE, New York, 11212

Inspection Id	Inspection Type	Time In	Last Edited
SA : K889	Architectural - Senior	2024-02-01 8:39 AM	2024-02-07 8:24 PM
AA : K889	Architectural - Associate	2024-02-01 7:46 AM	2024-05-31 12:41 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	8,000
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	8
Comments on the Year Built	1969
Student Population	200
Staff Population	25
Weather	Fair
Principal(s) Information	
Principal Name	Janet Gil
Organization	P.S. 189 The Bilingual Center - 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	Noel Rivera
Fireman	Michael Dennis
Facade Photo	



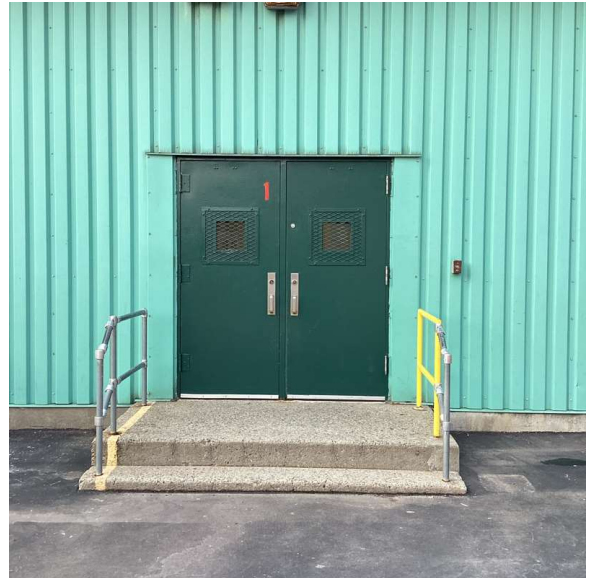
Facade A - South View

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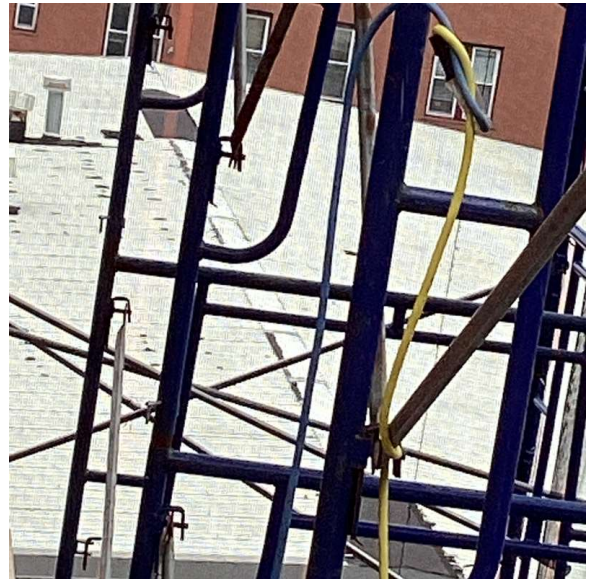
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Main Entrance Photo



Facade A - Minischool Building

Roof Photo



Roof 1 - Southeast View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Exterior Doors - replacement (Facades A and D)

Year: Under Construction

Systems: Roofing - repairs

Year: 2023

Systems: Roofing - repairs

Year: 2017

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
(P)						

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No condition recorded

Programmatic Accessibility

Programmatic Accessibility Status Question	Response
Is the primary or secondary entrance on an accessible route?	No

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

Exterior Routes

Exterior Entrances & Exits			No	Saddle height > 1/2"		
Exterior H/C Lifts	No	No				
Exterior Ramps and Railings	No	Yes				

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	None on Accessible Route	Yes	No	Not on Accessible Route		
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)	None on Accessible Route	Yes	No	Not on Accessible Route		
Toilet Rooms (Girls)	None on Accessible Route	Yes	No	Not on Accessible Route		
Toilet Rooms (Staff)	None on Accessible Route	Yes	No	Not on Accessible Route		

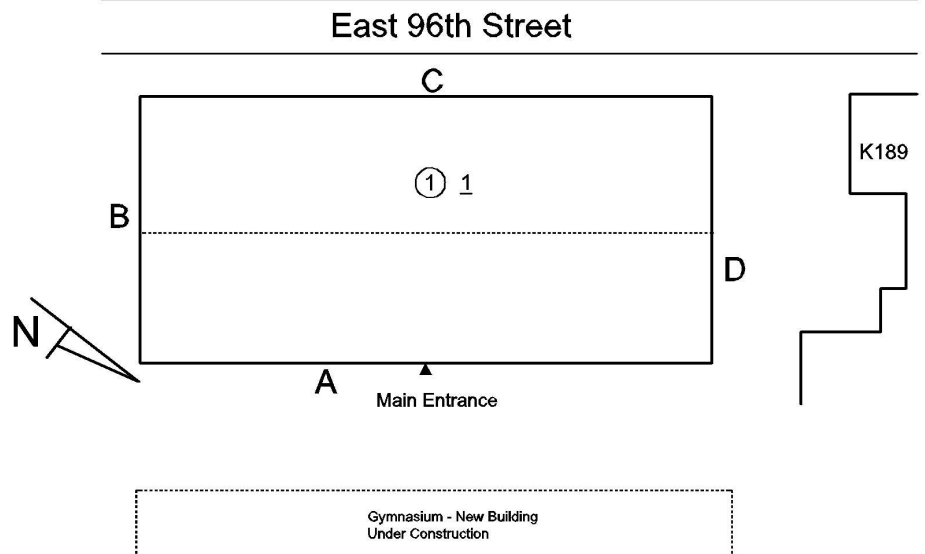
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Building Template

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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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
DOOR HARDWARE	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
LINTELS	Does not Exist
TRANSOM/SIDE LIGHT	Does not Exist
EXTERIOR WALLS	Inspected
Material Type(s)	Steel
Replacement Quantity	4,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	3 - Fair
Instance Quantity	4,000
Instance Quantity Uom	S.F.
Deficiency	METAL PANEL: SEVERE DENTS

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Question

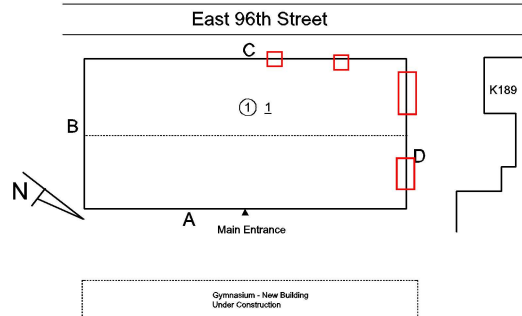
Response

EXTERIOR

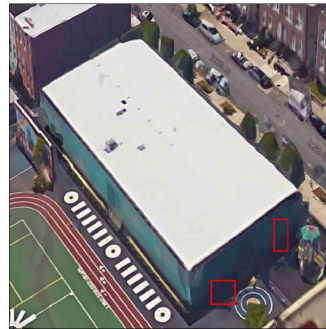
EXTERIOR WALLS

Roof Plan reference

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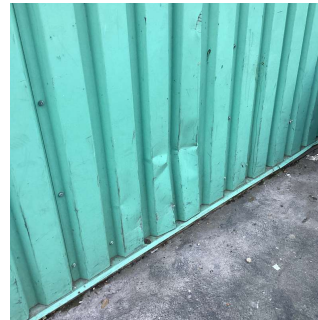


Elevation



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

30
S.F.
REPLACE
PRIORITY 4
LEVEL 2



Facade D
No violations recorded.

Violations

EXTERIOR SOFFITS

Inspected
2 - Between Good and Fair
No deficiencies recorded

Condition

Deficiency

LOADING DOCK

Does not Exist

LOUVER

Inspected
2 - Between Good and Fair
No deficiencies recorded

Condition

Deficiency

PARAPETS

Does not Exist

PLAZA DECK

Does not Exist

ROOF

Inspected

Roofing

Inspected

Replacement Quantity

8,400

Replacement Uom

S.F.

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Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOF HATCH/SMOKE HATCH	Does not Exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	3 - Fair
Deficiency	DAMAGED/MISSING
Roof Plan reference	K889
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Facade A
Violations	No violations recorded.
ROOF BARRIER/FENCE	Does not Exist
ROOF CAGE	Does not Exist
ROOFING	Inspected
Instance on Metal: Roof 1	Inspected
Instance Condition	4 - Between Fair and Poor
Instance Photo	
	Roof 1
Instance Quantity	8,400
Instance Quantity Uom	S.F.

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Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING	
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	2001
Source of Installation	Custodial Staff
Deficiency	METAL: ROOFING: MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE
Roof Plan reference	K889
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Roof 1 - Rooms 802, 804 (Shown)
Violations	No violations 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	5 - Poor
Deficiency	CONCRETE: CRACKS/SPALLING - MINOR

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Question

Response

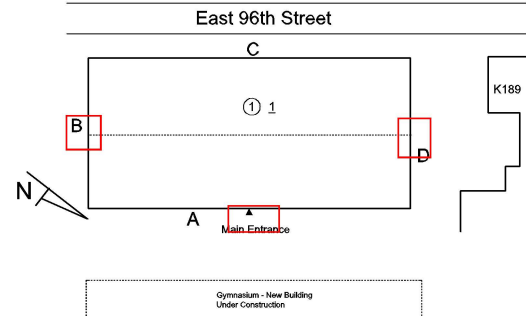
EXTERIOR

STAIRS/RAMPS: EXTERIOR

STAIRS/RAMPS

Roof Plan reference

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Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo1

50
S.F.
REPAIR
PRIORITY 3
LEVEL 2



Facade B

No violations recorded.

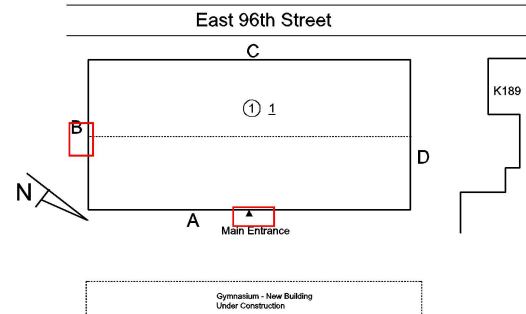
Violations

Deficiency

CONCRETE: CRACKS/SPALLING - MAJOR

Roof Plan reference

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

30
S.F.
REPLACE
PRIORITY 4
LEVEL 2

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Question	Response
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EXTERIOR

STAIRS/RAMPS: EXTERIOR

STAIRS/RAMPS

Deficiency Photo1



Facade B

No violations recorded.

Violations

WINDOWS

Inspected

Replacement Quantity

700

Replacement Uom

S.F.

EXTERIOR GUARDS

Inspected

Condition

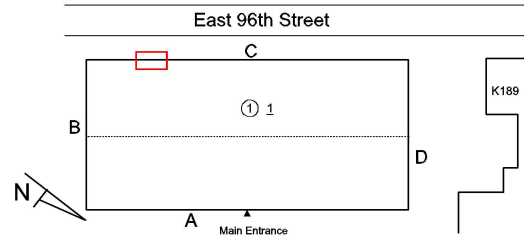
3 - Fair

Deficiency

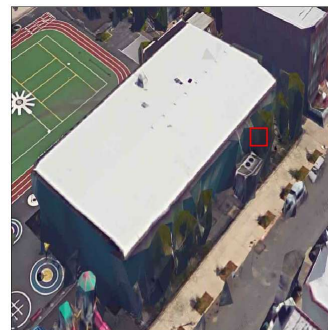
DETERIORATED/TORN-OUT/MISSING

Roof Plan reference

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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
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EXTERIOR

WINDOWS

EXTERIOR GUARDS

Deficiency Photo1



Facade C

Violations

No violations recorded.

LINTELS

Does not Exist

WINDOWS

Inspected

Material Type(s)

Aluminum

Instance on Aluminum - Other: Facades A, C

Inspected

Instance Condition

3 - Fair

Instance Quantity

700

Instance Quantity Uom

S.F.

Are these windows insulated

No

Installation Year

2001

Source of Installation

Custodial Staff

Deficiency

No deficiencies recorded

INTERIOR

Inspected

POOLS

Does not Exist

STRUCTURAL

Inspected

COLUMNS/BEAMS/BEARING WALLS

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

FLOOR STRUCTURE

Inspected

Condition

3 - Fair

Deficiency

CONCRETE SLAB ON GRADE: THRU CRACKS

Deficiency Location/Instance

Room 8, Storage Space next to Room 8

Deficiency Quantity

30

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 5

Deficiency Photo1



Room 8

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Question	Response
INTERIOR	
STRUCTURAL	
FLOOR STRUCTURE	Inspected
Violations	No violations recorded.
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	3 - Fair
Deficiency	CONCRETE: CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Facades, A, B, C
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Facade B No violations recorded.
Deficiency	CONCRETE: CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Facade A
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Facade A No violations recorded.
ROOF STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	Does not Exist
AUDITORIUM	Does not Exist

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Question	Response
INTERIOR	
CAFETERIA	Does not Exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	Inspected
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Rooms 804, 802
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 804
Violations	No violations recorded.
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Rooms 801, 804, Corridor near Rooms 1, 802, Exit 3 - Vestibule and others
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Corridor near Room 802
Violations	No violations recorded.
Door(s)	Inspected
Condition	5 - Poor
Deficiency	METAL: DETERIORATED DOOR
Deficiency Location/Instance	Exit 1 - Vestibule
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Door(s)	
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Exit 1 - Vestibule No violations recorded.
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Exits 1, 3 - Vestibules
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Exit 1 - Vestibule No violations recorded.
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Room 804, Exit 3 - Vestibule
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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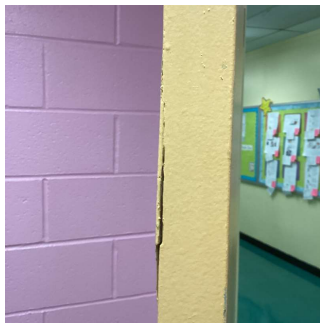
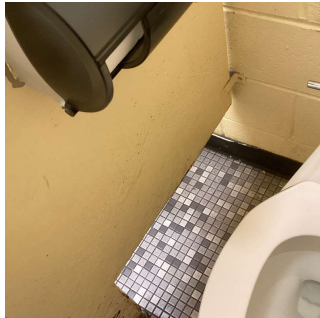
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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	Inspected
Deficiency Photo1	
Violations	Room 804 No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Specialties	Does not Exist
GYMNASIUM	Does not Exist
INTERIOR DOOR HARDWARE	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Does not Exist
KITCHEN	Does not Exist
LIBRARY	Does not Exist
LOCKER ROOM	Does not Exist
MULTI-PURPOSE ROOM	Does not Exist
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Does not Exist
SCIENCE PREP ROOM	Does not Exist
SHOWER ROOM	Does not Exist
STAIRS/RAMPS: INTERIOR	Does not Exist
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5 - Poor
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Room 4
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
INTERIOR	
TOILET ROOMS - STAFF	
Door(s)	
Deficiency Photo1	
Violations	Room 4 No violations recorded.
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Inspected
Condition	5 - Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Rooms 3, 4
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 3 No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	
Ceiling	Inspected
Condition	3 - Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Rooms 1, 2
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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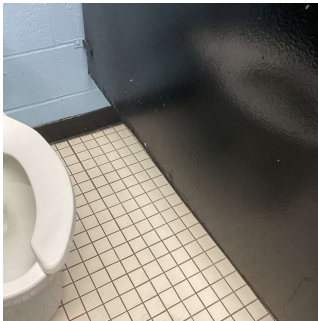
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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Ceiling	
Deficiency Photo1	
	Room 1
Violations	No violations recorded.
Door(s)	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	
Condition	Inspected
Condition	3 - Fair
Deficiency	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Rooms 1, 2
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 2
Violations	No violations recorded.
Stalls	
Condition	Inspected
Condition	5 - Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Room 1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Stalls	
Deficiency Photo1	
Violations	Room 1 No violations recorded.
Walls	
Condition	Inspected 2 - Between Good and Fair
Deficiency	No deficiencies recorded
LIFE SAFETY	
F.D. HOLDING AREA	
STEEL STAIRS	
SITE	
ARTWORK	