

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

Architectural Inspection

**K892**

**Asset:** P.S. 221 MINISCHOOL - BROOKLYN, 791 EMPIRE BLVD, New York, 11213

Inspection Id	Inspection Type	Time In	Last Edited
SA : K892	Architectural - Senior	2024-01-30 8:23 AM	2024-02-07 2:56 PM
AA : K892	Architectural - Associate	2024-01-30 7:44 AM	2024-02-06 6:58 PM

**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	9
Comments on the Year Built	1970
Student Population	54
Staff Population	3
Weather	Fair
Principal(s) Information	
Principal Name	Kiana Morris
Organization	Ocean Hill Collegiate Charter School - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	Director Shadell Purefoy provided a comment on behalf of the Principal as follow: HVAC control is not functioning properly.
Custodian	Noel Rivera
Fireman	Leon Boggs
Facade Photo	



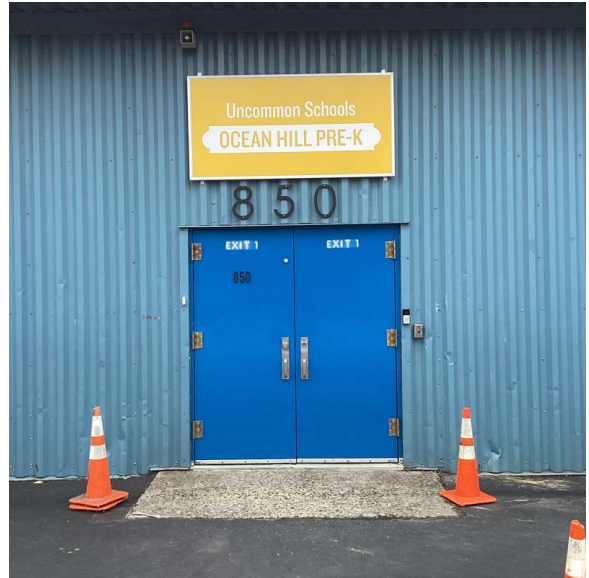
Playground - Southeast View

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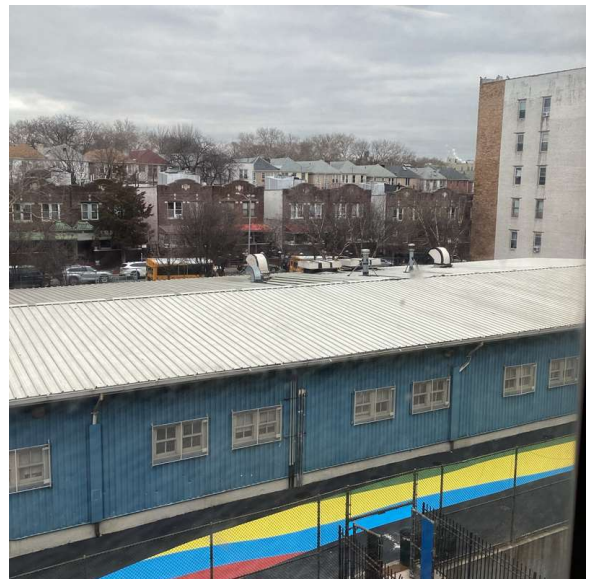
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Main Entrance Photo



Facade A - Montgomery Street

Roof Photo



Roof 1 - Northeast View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Railings - replacement

Year: 2023

Systems: Exterior Walls - repairs

Year: 2012

Systems: Roofing - repairs

Year: 2011

Systems: Roofing, Leaders and Gutters, Windows, Exterior Guards - replacement; Exterior Walls - repairs

Year: 2002

No

No

No

Have there been any Building Additions?

Tandem Schools?

Leased Space?

**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**

(P)

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

Programmatic Accessibility

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	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

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	1st Floor	Yes		Yes		
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)	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	

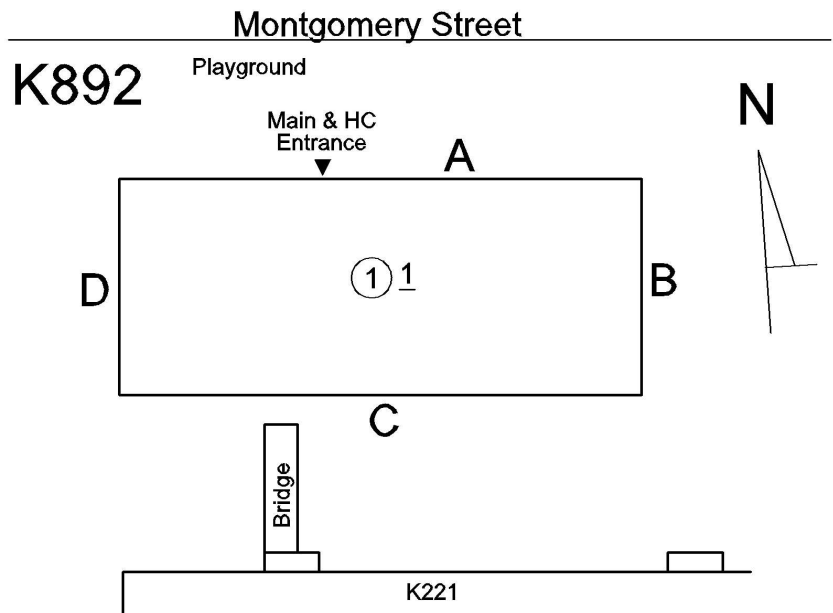
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Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
<b>Rooms &amp; Spaces</b>						
Toilet Rooms (Girls) 1st Floor	Yes		No	Accessory Arrangement Clear opening < 32" Insufficient Latch Clearance No Lever-type Hardware Sink Arrangement Turning Radius Water Closet Arrangement		
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>	Does not Exist
<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	5 - Poor

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Question	Response
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**EXTERIOR**

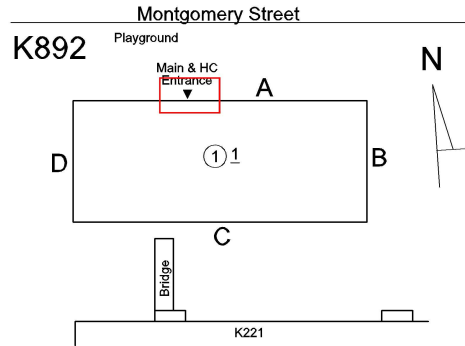
**DOORS**

**DOORS AND FRAMES**

Deficiency

METAL: DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION

Roof Plan reference



Deficiency Quantity

2

Quantity Uom

EACH

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A

Violations

No violations 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

5,000

Replacement Uom

S.F.

Instance on All Facades

Inspected

Instance Condition

5 - Poor

Instance Quantity

5,000

Instance Quantity Uom

S.F.

Deficiency

METAL PANEL: DAMAGED TRIM

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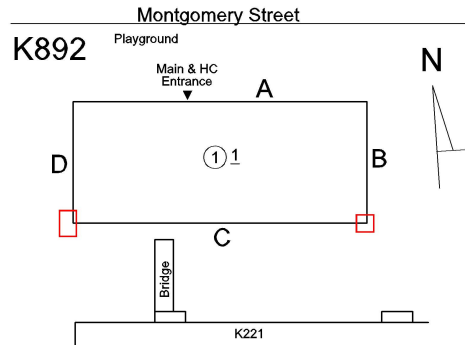
**Question**

**Response**

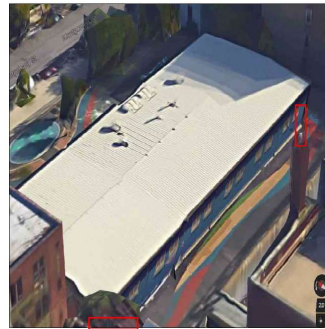
**EXTERIOR**

**EXTERIOR WALLS**

Roof Plan reference



Elevation



Deficiency Quantity

20

Quantity Uom

L.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade C

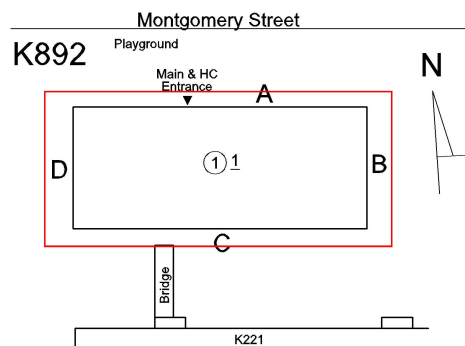
No violations recorded.

Violations

Deficiency

METAL PANEL: SEVERE DENTS

Roof Plan reference



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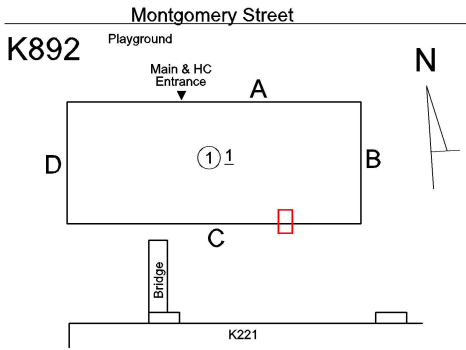


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Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Elevation	
Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade A No violations recorded.
<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	10,400
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

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Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>Roofing</b>	
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	
Roof Plan reference	
Deficiency Quantity	10
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	4 - Between Fair and Poor
Instance Photo	
	Roof 1
Instance Quantity	10,400
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	2002
Source of Installation	Custodial Staff



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Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	
<b>Roofing</b>	
<b>ROOFING</b>	
Deficiency	METAL: ROOFING: MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE
Roof Plan reference	
Deficiency Quantity	400
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Roof 1 - Corridor near Rooms 015, 018 (Shown) and Staff Bathroom, Staff Toilet Room near Room 016 No violations recorded.
<b>ROOFING DRAINS</b>	Does not Exist
<b>Specialties</b>	Does not Exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected
<b>BUILDING CHEEK/FLANK WALLS</b>	Does not Exist
<b>RAILINGS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>STAIRS/RAMPS</b>	Inspected
Condition	5 - Poor
Deficiency	CONCRETE: WORN-OUT TREAD/RISER/NOSING

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**Question**

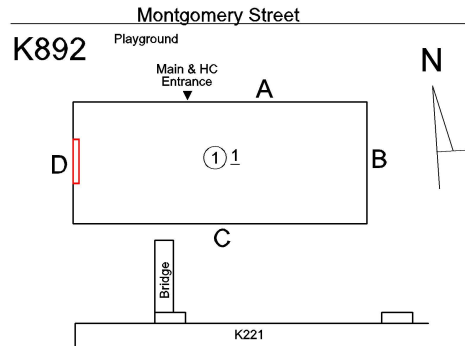
**Response**

**EXTERIOR**

**STAIRS/RAMPS: EXTERIOR**

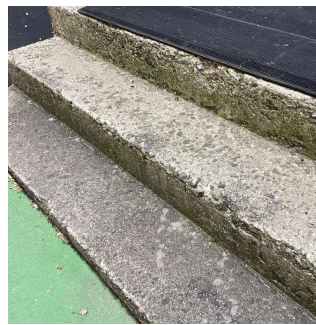
**STAIRS/RAMPS**

Roof Plan reference



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

20  
S.F.  
REPLACE  
PRIORITY 4  
LEVEL 2



Facade D

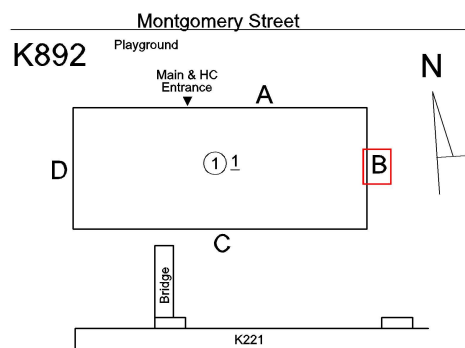
No violations recorded.

Violations

CONCRETE: CRACKS/SPALLING - MINOR

Deficiency

Roof Plan reference




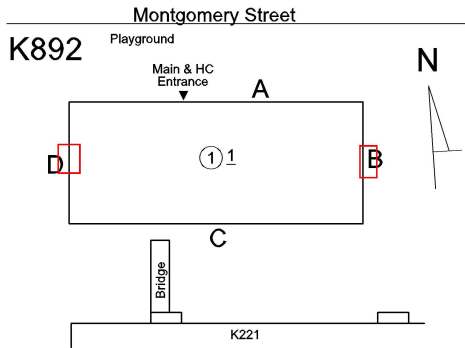

Deficiency Quantity  
Quantity Uom  
Potential Action  
Urgency of Action  
Purpose of Action

10  
S.F.  
REPAIR  
PRIORITY 3  
LEVEL 2

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Question	Response
<b>EXTERIOR</b>	
<b>STAIRS/RAMPS: EXTERIOR</b>	
<b>STAIRS/RAMPS</b>	
Deficiency Photo1	
Violations	Facade B No violations recorded.
Deficiency	<b>CONCRETE: CRACKS/SPALLING - MAJOR</b>
Roof Plan reference	<p align="center">Montgomery Street</p> 
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade D No violations recorded.
<b>WINDOWS</b>	Inspected
Replacement Quantity	600
Replacement Uom	S.F.
<b>EXTERIOR GUARDS</b>	Inspected
Condition	3 - Fair
Deficiency	DETERIORATED/TORN-OUT/MISSING

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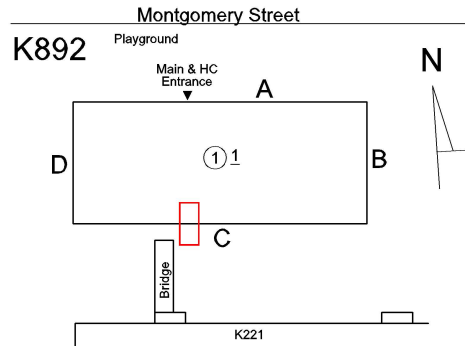
Question	Response
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**EXTERIOR**

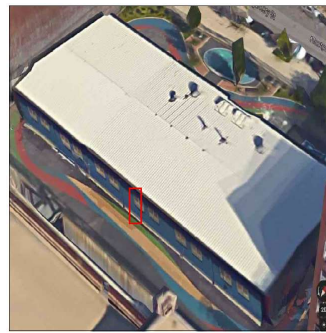
**WINDOWS**

**EXTERIOR GUARDS**

Roof Plan reference



Elevation



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

30  
S.F.  
REPLACE  
PRIORITY 4  
LEVEL 2



Facade C  
No violations recorded.

Violations

**LINTELS**

Does not Exist

**WINDOWS**

Inspected

Material Type(s)

Aluminum

Instance on Aluminum - Double Hung: Facades A, C

Inspected

Instance Condition

3 - Fair

Instance Quantity

600

Instance Quantity Uom

S.F.

Are these windows insulated

No

Installation Year

2002

Source of Installation

Custodial Staff

Deficiency

No deficiencies recorded



**INTERIOR**

Inspected

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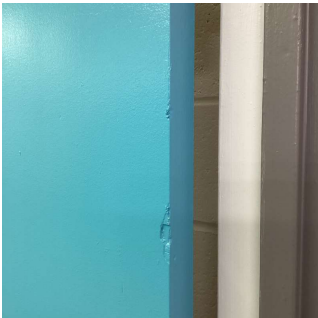
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Question	Response
<b>INTERIOR</b>	
<b>POOLS</b>	Does not Exist
<b>STRUCTURAL</b>	Inspected
<b>COLUMNS/BEAMS/BEARING WALLS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>FLOOR STRUCTURE</b>	Inspected
Condition	3 - Fair
Deficiency	CONCRETE SLAB ON GRADE: THRU CRACKS
Deficiency Location/Instance	1st Floor - Mechanical Room
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5
Deficiency Photo1	
	1st Floor - Mechanical Room
Violations	No violations 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	40
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 5
Deficiency Photo1	
	Facade D
Violations	No violations recorded.
<b>ROOF STRUCTURE</b>	Inspected
Condition	2 - Between Good and Fair

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<b>Question</b>	<b>Response</b>
<b>INTERIOR</b>	
<b>STRUCTURAL</b>	Inspected
<b>ROOF STRUCTURE</b>	Inspected
Deficiency	No deficiencies recorded
<b>VAULTS-BUNKERS</b>	Does not Exist
<b>AUDITORIUM</b>	Does not Exist
<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 - ACTIVE LEAK
Deficiency Location/Instance	Corridor near Rooms 015, 018, by Staff Toilet Room,
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Corridor near Room 018 No violations recorded.
<b>Door(s)</b>	Inspected
Condition	5 - Poor
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Rooms 021, 020, 016, 001
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 020 No violations recorded.
<b>Floor Finish</b>	Inspected
Condition	2 - Between Good and Fair

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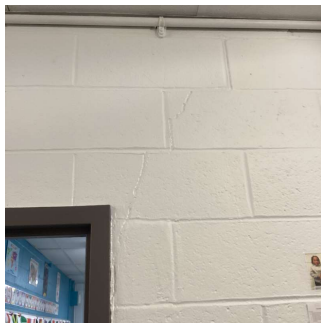

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Floor Finish</b>	
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Main Entrance Lobby
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Main Entrance Lobby No violations recorded.
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Corridor near Boys Toilet Room, Room 021
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Near Boys Toilet Room No violations recorded.
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	MASONRY: CRACKS/SPALLING
Deficiency Location/Instance	Corridor near Rooms 001, 021
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Walls</b>	
Deficiency Photo1	
Violations	Corridor near Room 021 No violations 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	5 - Poor
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Staff Toilet Room near Room 016
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	


Staff Toilet Room near Room 016



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Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STAFF</b>	
<b>Ceiling</b>	Inspected
Violations	No violations recorded.
<b>Door(s)</b>	Inspected
Condition	5 - Poor
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Staff Toilet Room near Room 016, By Main Entrance
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Staff Toilet Room near Room 016 No violations recorded.
<b>Floor Finish</b>	Inspected
Condition	2 - Between Good and Fair
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
<b>TOILET ROOMS - STUDENTS</b>	
<b>Ceiling</b>	Inspected
Condition	5 - Poor
Deficiency	GYPSUM BOARD: DAMAGED/DETERIORATED
Deficiency Location/Instance	Girls, Boys Toilet Room
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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<b>INTERIOR</b>	
<b>TOILET ROOMS - STUDENTS</b>	
<b>Ceiling</b>	
Deficiency Photo1	
	Girls
Violations	No violations recorded.
<b>Door(s)</b>	Inspected
Condition	5 - Poor
Deficiency	WOOD: DETERIORATED DOOR
Deficiency Location/Instance	Girls Toilet Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Girls Toilet Room
Violations	No violations recorded.
<b>Floor Finish</b>	Inspected
Condition	2 - Between Good and Fair
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
<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