

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

K896

Asset: P.S. 321 MINISCHOOL - BROOKLYN, 180 7TH AVENUE, New York, 11215

Inspection Id	Inspection Type	Time In	Last Edited
SA : K896	Architectural - Senior	2023-10-03 9:17 AM	2023-10-26 12:41 PM
AA : K896	Architectural - Associate	2023-10-03 8:11 AM	2023-10-23 2:07 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	13,000
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	13
Comments on the Year Built	1970
Student Population	350
Staff Population	20
Weather	Fair
Principal(s) Information	
Principal Name	Elizabeth Phillips
Organization	P.S. 321 Mini School - Brooklyn
Did you meet with this Principal?	No
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	A Principal questionnaire from was returned with the following comments: 1. There is an active leak in the copy room (no deficiencies observed). 2. The heating and cooling system is inconsistent (no deficiencies observed).
Custodian	Was not present
Fireman	Jose Ortiz
Facade Photo	



2nd Street - North View

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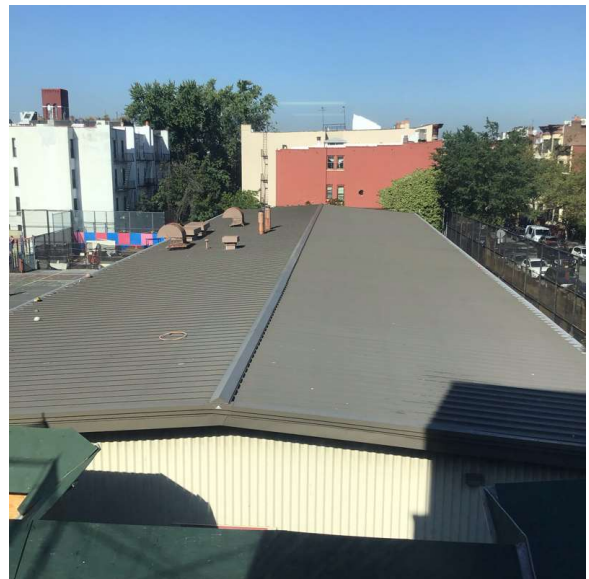
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Main Entrance Photo



Facade A - Main Entrance

Roof Photo



Roof 1 - Northwest View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Exterior Stairs/Ramps - replacement

Year: 2017

Systems: Exterior Walls - repairs; Exterior Guards, Windows - replacement

Year: 2008

Systems: Leaders/Gutters/Downspouts, Roofing - replacement

Year: 2001

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
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No condition recorded

Structural Engineer Required

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Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
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 Fire 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	Yes		Yes			

Interior Routes

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

Rooms & Spaces

Art Rooms	Rooms 12, 13	Yes		Yes		
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 Sink Arrangement Turning Radius Urinal Arrangement Water Closet Arrangement	
Toilet Rooms (Girls)	1st Floor	Yes		No	Accessory Arrangement Sink Arrangement Turning Radius Water Closet Arrangement	

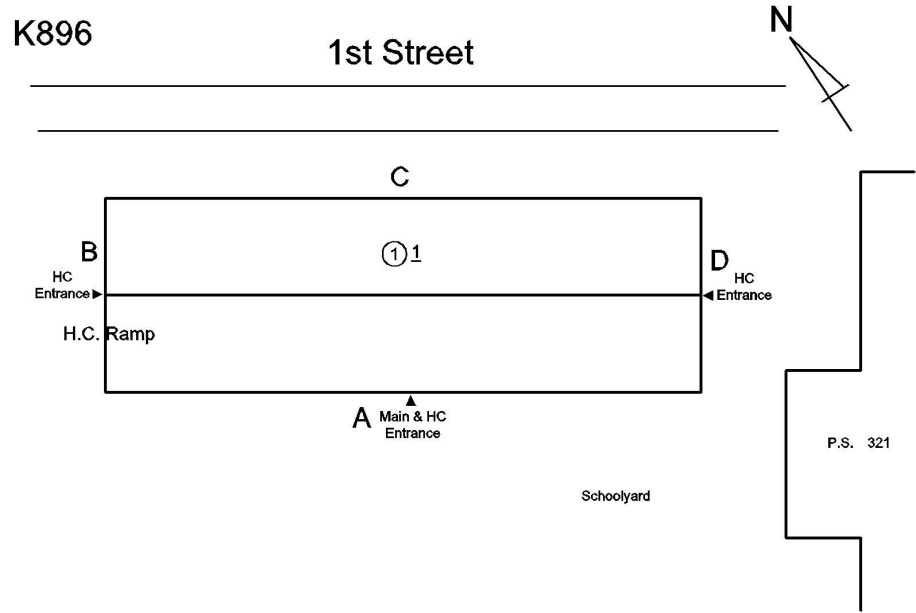
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Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
Rooms & Spaces						
Toilet Rooms (Staff) 1st Floor	Yes		No	Accessory Arrangement No Lever-type Hardware Sink Arrangement Turning Radius Water Closet Arrangement		

Building Template



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	4 - Between Fair and Poor
Deficiency	METAL CLAD: DETERIORATED DOOR - MAJOR DETERIORATION

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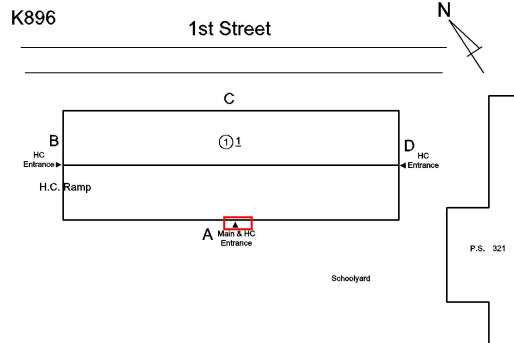
Question	Response
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EXTERIOR

DOORS

DOORS AND FRAMES

Roof Plan reference



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

1
EACH
REPLACE
PRIORITY 4
LEVEL 2



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

6,500

Replacement Uom

S.F.

Instance on All Facades

Inspected

Instance Condition

5 - Poor

Instance Quantity

6,500

Instance Quantity Uom

S.F.

Deficiency

METAL PANEL: WATER INFILTRATION IN INSTRUCTIONAL SPACE

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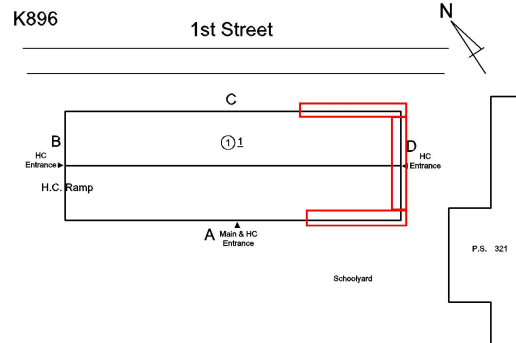
Question

Response

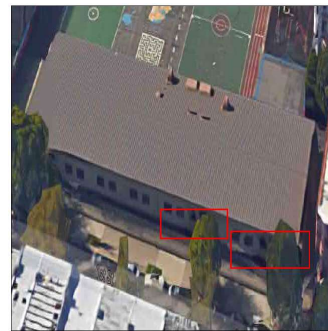
EXTERIOR

EXTERIOR WALLS

Roof Plan reference



Elevation



Deficiency Quantity

600

Quantity Uom

S.F.

Potential Action

REPAIR

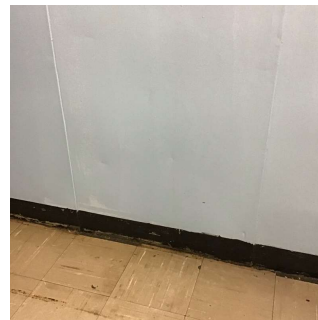
Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A - Room 9 (Facade A - Room 8, Facade C - Rooms 6,7, Facade D - Rooms 8, 9 similar)

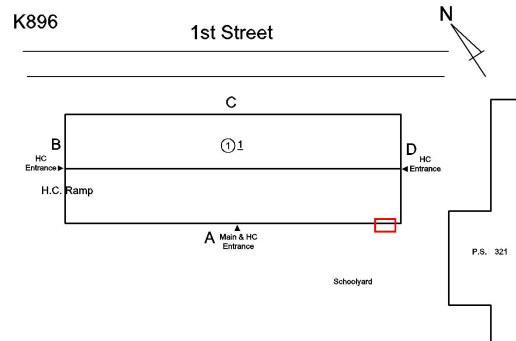
Violations

No violations recorded.

Deficiency

METAL PANEL: DAMAGED TRIM

Roof Plan reference



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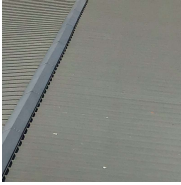
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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Elevation	
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade A No violations recorded.
EXTERIOR SOFFITS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LOADING DOCK	Does not Exist
LOUVER	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
PARAPETS	Does not Exist
PLAZA DECK	Does not Exist
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	13,500
Replacement Uom	S.F.
ROOF HATCH/SMOKE HATCH	Does not Exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF BARRIER/FENCE	Does not Exist
ROOF CAGE	Does not Exist
ROOFING	Inspected
Instance on Metal: Roof 1	Inspected
Instance Condition	2 - Between Good and Fair

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Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING	
Instance Photo	
	Roof 1
Instance Quantity	13,500
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	2001
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	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
RAILINGS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Replacement Quantity	500
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LINTELS	Does not Exist
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other: Facades A, C	Inspected
Instance Condition	2 - Between Good and Fair
Instance Quantity	500
Instance Quantity Uom	S.F.
Are these windows insulated	No
Installation Year	2008
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded

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Question	Response
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 A17
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo1	
Violations	Room A17 No violations recorded.
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	3 - Fair
Deficiency	CONCRETE: CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Facade A
Deficiency Quantity	40
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

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Question	Response
INTERIOR	
STRUCTURAL	Inspected
ROOF STRUCTURE	Inspected
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	Does not Exist
AUDITORIUM	Does not Exist
CAFETERIA	Does not Exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	Inspected
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING
Deficiency Location/Instance	Rooms 3, 4, 8, Exit 2, Corridor near Staff Toilet, Corridor near Room 5
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Near Exit 2
Violations	No violations recorded.
Door(s)	Inspected
Condition	5 - Poor
Deficiency	METAL: DETERIORATED DOOR AND FRAME
Deficiency Location/Instance	Near Entrance
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Near Entrance
Violations	No violations recorded.
Deficiency	METAL: DAMAGED LOUVER
Deficiency Location/Instance	Rooms 4, 5, 6, 8, 10, and others

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INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Door(s)	
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 8
Violations	No violations recorded.
Deficiency	METAL: DETERIORATED DOOR
Deficiency Location/Instance	Rooms 7, 9, SBST Office
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room 7
Violations	No violations recorded.
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Room 8, SBST Office
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Floor Finish	
Deficiency Photo1	
	Room 8
Violations	No violations recorded.
Deficiency	CERAMIC TILE: BROKEN/MISSING TILES
Deficiency Location/Instance	Exit 2 Vestibule, Exit 1 Vestibule
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Exit Vestibule Near Room 8
Violations	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

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Question	Response
INTERIOR	
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	METAL: DAMAGED LOUVER
Deficiency Location/Instance	Staff Toilet
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Staff Toilet
Violations	No violations recorded.
Floor Finish	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Does not Exist
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected
Condition	2 - Between Good and Fair
Deficiency	METAL PAN: DAMAGED/MISSING
Deficiency Location/Instance	Room 14
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
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INTERIOR

TOILET ROOMS - STUDENTS

Ceiling

Deficiency Photo1



Room 14

No violations recorded.

Violations

Door(s)

Inspected

Condition

5 - Poor

Deficiency

METAL: DAMAGED LOUVER

Deficiency Location/Instance

Unisex Toilet

Deficiency Quantity

1

Quantity Uom

EACH

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



Unisex Toilet

No violations recorded.

Violations

Deficiency

METAL: DETERIORATED DOOR AND FRAME

Deficiency Location/Instance

Rooms 14, 15

Deficiency Quantity

2

Quantity Uom

EACH

Potential Action

MAINTENANCE

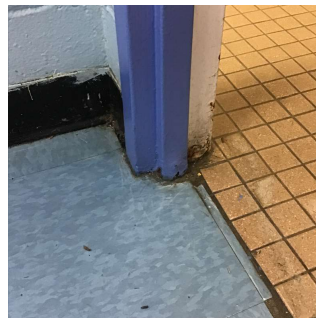
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

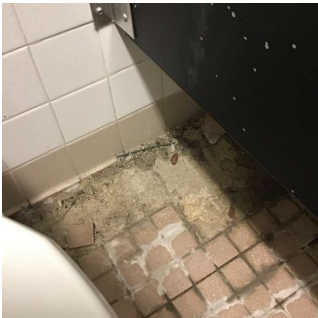
Deficiency Photo1



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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Door(s)	Inspected Room 14
Violations	No violations recorded.
Floor Finish	Inspected
Condition	3 - Fair
Deficiency	CERAMIC TILE: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Room 14
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Room 14 No violations recorded.
Stalls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Walls	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not Exist
STEEL STAIRS	Does not Exist
SITE	Not Required
ARTWORK	Does not Exist