

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

Mechanical Inspection

M056

Asset: **J.H.S. 56 - MANHATTAN, 220 HENRY STREET, MANHATTAN, NY, 10002**

Inspection Id	Inspection Type	Time In	Last Edited
2360	MECHANICAL	2024-01-11 07:10AM	2024-02-21 10:07AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Enclosed IDF Room - Dedicated A/C Equipment: Room 300A (DX Split System); F&T/Steam Drip Traps (~80%); Terminal Unit Thermostatic Traps (~90%); Exhaust Fans (~80%) Years: 2019 Systems: MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2018 Systems: Enclosed IDF Room - Dedicated A/C Equipment: Room 134J (DX Split System); Packaged Terminal A/C for Medical Suite Room 134 Years: 2017 Systems: Electric Domestic Water Heater; Climate Control System: Temperature Control Thermostats (~50%) Years: 2016 Systems: Kitchen - Grease Traps (2 of 3) Years: 2015
Are there fuel tanks?	No
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	Basement - Steam Room C7, MER C25, Cafeteria MER, Kitchen MER
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Science Labs 200, 202
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Rooms C5, 108, 145, 146, 148, 244, 327, 423 (painted, 33); Room C9 (obstructed, 4)
Are there any Emergency Stop Switches with Missing Hammers?	No components

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
No condition recorded							

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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
AIR CONDITIONING	
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CLIMATE CONTROL SYSTEM	
	Inspected
BMS	Does not exist
Pneumatic System	Inspected
Instance	Throughout
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE TERMINAL UNIT CONTROL VALVE
Deficiency Location/Instance	Rooms 232, 301, 302, 316, 319, 328, 333, 334
Deficiency Quantity	8
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hybrid System	Does not exist
Electric System	Does not exist
COMPACTOR	
	Does not exist
CONVEYING	
	Inspected
Dumbwaiter	Does not exist
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	Inaccessible
DOMESTIC WATER SYSTEM	
	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not exist
Pressure Booster System	Does not exist
Water Service	Inspected
Instance	Basement - Steam Room C7, Cafeteria MER Crawlspace by Madison Avenue Side
Instance Condition	3- Fair
Instance Quantity	3
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Basement - Steam Room C7, Cafeteria MER Crawlspace by Madison Avenue Side
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Violations	No violations recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not exist
Domestic Water Heat Exchanger	Inspected
Condition	2- Between Good and Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement - Steam Room C7 (2 of 3)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Electric Domestic Water Heater	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Does not exist
Oil Fired Domestic Water Heater	Does not exist
Heat Pump 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	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Gymnasium
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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

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Question	Response
FIXTURES	
Staff And Other	
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Student	
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 1st Floor - Boys	Inaccessible
Instance on 1st Floor - Girls	Inaccessible
Sink And Fountain Combo Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	2nd and 3rd Floor Girl's Toilet Rooms
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not exist
Gas Meter Room Vent	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not exist
CO/Gas Leak Detection	Does not exist
HEATING	
Heating Coil In Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Does not exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected

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Question	Response
HEATING	
Steam Heating	
F&T/Steam Drip Trap	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Piping	
	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Basement - Steam Room C7
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Basement - Steam Room C7
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Terminal Unit Thermostatic Trap	
	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms 203, 217, 219, 228, 232, 301
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam supplied by External Sources	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Unit Heater/Cabinet Heater	
	Inspected
Condition	5- Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Kitchen near Sidewalk Elevator (1 of 1)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
HEATING PLANT	Does not exist
Enclosed IDF Room	Inspected
Instance on Rooms 134J, 300A	Inspected
Dedicated A/C Equipment	
Instance on Rooms 134J, 300A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance on Basement	Inspected
CO Detector	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Gas System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on Basement	Does not exist
Hot Water Temperature Booster	
Instance on Basement	Does not exist
Kitchen Sink	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	Missing Air Gap
Deficiency Location/Instance	Kitchen (2 of 3)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	Missing Air Gap
Deficiency Location/Instance	Kitchen (1 of 3)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4

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Question	Response
KITCHEN	
Kitchen Sink	
Violations	SF22839
MDF Room	Inspected
Instance on Room 227A	Inspected
Dedicated A/C Equipment	
Instance on Room 227A	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Inspected
Instance on Room 202	Inspected
Alternative Use	No
Instance on Rooms 200	Inspected
Alternative Use	No
Instance on Rooms 204, 206, 224	Inspected
Alternative Use	Yes
Instance on Room 314	Under construction
Instance on Rooms 205, 216	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 202	Does not exist
Instance on Rooms 200	Does not exist
Instance on Rooms 204, 206, 224	Does not exist
Instance on Rooms 205, 216	Does not exist
CO Detector	
Instance on Room 202	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 202
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Instance on Rooms 200	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Room 200
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Instance on Rooms 204, 206, 224	Not required
Instance on Rooms 205, 216	Not required
Emergency Shower	
Instance on Room 202	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms 200	Does not exist
Instance on Rooms 204, 206, 224	Does not exist

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Question	Response
SCIENCE LAB	
Emergency Shower	
Instance on Rooms 205, 216	Does not exist
Eye Wash	
Instance on Room 202	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms 200	Does not exist
Instance on Rooms 204, 206, 224	Does not exist
Instance on Rooms 205, 216	Does not exist
Hood Exhaust Ductwork	
Instance on Room 202	Does not exist
Instance on Rooms 200	Does not exist
Instance on Rooms 204, 206, 224	Does not exist
Instance on Rooms 205, 216	Does not exist
Hood Exhaust Fan	
Instance on Room 202	Does not exist
Instance on Rooms 200	Does not exist
Instance on Rooms 204, 206, 224	Does not exist
Instance on Rooms 205, 216	Does not exist
Fixed Laboratory Hood	
Instance on Room 202	Does not exist
Instance on Rooms 200	Does not exist
Instance on Rooms 204, 206, 224	Does not exist
Instance on Rooms 205, 216	Does not exist
Laboratory Sink	
Instance on Room 202	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms 200	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 200
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance on Rooms 204, 206, 224	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms 205, 216	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Room 216
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Make-up Air Unit	

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Question	Response
SCIENCE LAB	
Make-up Air Unit	
Instance on Room 202	Does not exist
Instance on Rooms 200	Does not exist
Instance on Rooms 204, 206, 224	Does not exist
Instance on Rooms 205, 216	Does not exist
SCIENCE PREP ROOM	
	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not exist
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Inspected
Condition	3- Fair
Deficiency	MISSING CAPS
Deficiency Location/Instance	Building Exterior by Clinton Street
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms C5, 108, 145, 146, 148, 244, 327, 423 (painted, 33), Room C9 (obstructed, 4)
Deficiency Quantity	37
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	11799703N
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	Does not exist
Water Gong	Does not exist
SWIMMING POOL	
	Does not exist
VENTILATION	
	Inspected
Is the building Mechanically ventilated?	Partial
Exhaust Fan	Inspected
Condition	1- Good
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Main Roof / EFs # 7H, 10H, 12H (bearing)
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Heating And Ventilating Unit	Inspected
Condition	3- Fair

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Question	Response
VENTILATION	
Heating And Ventilating Unit	
Deficiency	No deficiencies recorded
Metal Ductwork	
Condition	Inspected
Are there any uninsulated ductwork by design in Mechanical rooms?	3- Fair
Are there chain operated dampers?	No
Deficiency	No
Deficiency Location/Instance	DEFECTIVE REGISTER/DIFFUSER
Deficiency Quantity	Gymnasium
Quantity Uom	2
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded
Supply Fan	
Condition	Inspected
Approximate Total # of Fans	3- Fair
Deficiency	1-5
	No deficiencies recorded
Unit Ventilator	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded