

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

Mechanical Inspection

M161

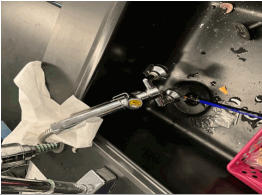

Asset: P.S. 161 - MANHATTAN, 499 WEST 133 STREET, MANHATTAN, NY, 10027

Inspection Id	Inspection Type	Time In	Last Edited
2641	MECHANICAL	2024-01-24 08:13AM	2024-03-16 10:33AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Kitchen - Grease Trap; Fixtures - Drinking Fountains (~70%) Years: 2023 Systems: CO/Gas Leak Detection Years: 2022 Systems: Electric Domestic Water Heater; Domestic Hot Water Remote Storage Tank; Fixtures - Toilets Years: 2017 Systems: Heating Plant (except Fuel Oil Tanks); Climate Control System; F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps; Steam Condensate Return Pumping System; Sump Pumps; MER Steam and Condensate Piping (~50%); Unit Heater/Cabinet Heaters; Science Lab Years: 2014 Systems: Kitchen - Hood Fire Suppression System Years: 2013
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	15,000
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	Mezzanine MER M16
Are there any spaces with Missing or Defective CO Detectors?	Yes
Location(s)	Kitchen
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Boiler Room - Paint Room; Rooms G2, G33, M13, M19, Cafeteria Office (painted, 22)
Are there any Emergency Stop Switches with Missing Hammers?	Component: Boiler Room Entrances Location: Boiler Emergency Stop Switch

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
No	Other	Defective	Science Lab - Eye Wash	Science Lab	David Copeland	Fireman	
No	Defective Boiler Safety Auxiliary	Water Column Assembly: Sight Glass is leaking	Steam Boiler	Boiler Room / Boiler #2	David Copeland	Fireman	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist

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Question	Response
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not exist
Pneumatic System	Inspected
Instance	Throughout
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE AIR COMPRESSOR
Deficiency Location/Instance	Boiler Room (1 of 2)
Deficiency Quantity	1
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	Does not exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not exist
Pressure Booster System	Does not exist
Water Service	Inspected
Instance	Ground Floor - Boiler Room, Sprinkler/Water/Gas Meter Room
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Ground Floor - Boiler Room, Sprinkler/Water/Gas Meter Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Ground Floor - Sprinkler/Water/Gas Meter Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Ground Floor - Sprinkler/Water/Gas Meter Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Domestic Water Heat Exchanger	Does not exist
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	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI
EquipmentId	N/A
Capacity/Size Quantity	399
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	250
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2014
Source of Installation Year	Custodial Staff
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Heat Pump Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room
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	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not exist

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sump Pump	Inspected
Condition	2- Between Good and 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
Toilet	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Inspected
Instance on Ground Floor	Inaccessible
Sink And Fountain Combo Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Boy's Toilet Room 222
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	Does not exist
Gas Pressure Booster	Does not exist
CO/Gas Leak Detection	Inspected

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Question	Response
GAS SERVICE	
CO/Gas Leak Detection	
Instance	Boiler Room, Ground Floor and Mezzanine Corridors (CO Leak Detection)
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2022
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
HEATING	
Heating Coil In Ductwork	
Condition	Inspected
Deficiency	3- Fair
Hydronic Heating	
Does not exist	
Radiator/Convactor/Fin Tube	
Condition	Inspected
Deficiency	3- Fair
Steam Heating	
F&T/Steam Drip Trap	
Condition	Inspected
Deficiency	2- Between Good and Fair
MER Steam and Condensate Piping	
Condition	Inspected
Deficiency	2- Between Good and Fair
Steam Condensate Return Piping	
Condition	Inspected
Deficiency	3- Fair
Steam Condensate Return Pumping System	
Condition	Inspected
Deficiency	1- Good
Steam Piping	
Condition	Inspected
Deficiency	3- Fair
Terminal Unit Thermostatic Trap	
Condition	Inspected
Deficiency	2- Between Good and Fair
Steam supplied by External Sources	
Does not exist	
Unit Heater/Cabinet Heater	
Condition	Inspected
Deficiency	1- Good
HEATING PLANT	
Instance on Ground Floor	Inspected
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	No
Burner Manufacturer	Webster
Burner Model	JB30-75-RM7840L-F-MA-UL/IRI/BAR
Burner Type	Oil
Heating Plant Oil Number	2(B10)
Boiler Auxiliaries	
Instance on Ground Floor	Inspected
Boiler Auxiliary Piping	
Instance on Ground Floor	Inspected
Instance Condition	1- Good

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Auxiliary Piping	
Deficiency	DEFECTIVE BOILER MAKE-UP WATER PIPING
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Emergency Stop Switch	
Instance on Ground Floor	Inspected
Instance Condition	1- Good
Deficiency	MISSING HAMMER
Deficiency Location/Instance	Boiler Room Entrances
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Boiler Feedwater System	
Instance on Ground Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Ground Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Flue Exhaust	
Instance on Ground Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Ground Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Ground Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Ground Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on Ground Floor	Inspected

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Question	Response
HEATING PLANT	
Boiler System	
Coal-fired Boiler	
Instance on Ground Floor	Does not exist
Hot Water Boiler	
Instance on Ground Floor	Does not exist
Modular Boiler	
Instance on Ground Floor	Does not exist
Steam Boiler	
Instance on Ground Floor	Inspected
Instance on Ground Floor	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	3,898
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Burnham
EquipmentId	50151-01
Capacity/Size Quantity	5021
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2014
Source of Installation Year	Custodial Staff
Deficiency	LEAKY/PLUGGED TUBES
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	3,898
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Burnham
EquipmentId	50151-02
Capacity/Size Quantity	5021
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2014
Source of Installation Year	Custodial Staff
Deficiency	DEFECTIVE SAFETY AUXILIARY: LOW-WATER CUT-OFF, WATER COLUMN ASSEMBLY
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Deficiency	LEAKY/PLUGGED TUBES
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
HEATING PLANT	
Boiler System	
Steam Boiler	
Violations	No violations recorded
Fuel System	
Instance on Ground Floor	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Ground Floor	Inspected
Instance Condition	1- Good
Type	Automatic
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Ground Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Ground Floor	Inspected
Instance Condition	3- Fair
Deficiency	FUEL OIL TRANSFER PUMP:DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Gas Trains And Vent At The Boiler	
Instance on Ground Floor	Does not exist
Enclosed IDF Room	
Instance on Room 137	Inspected
Dedicated A/C Equipment	
Instance on Room 137	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 137
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
KITCHEN	
Instance on Mezzanine	Inspected
CO Detector	
Instance on Mezzanine	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/MISSING
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Gas System	

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Question	Response
KITCHEN	
Gas System	
Instance on Mezzanine	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on Mezzanine	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood	
Instance on Mezzanine	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Mezzanine	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Mezzanine	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on Mezzanine	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on Mezzanine	Does not exist
Kitchen Sink	
Instance on Mezzanine	Inspected
Instance Condition	3- Fair
Deficiency	Missing Air Gap
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4
Violations	SF101784
MDF Room	
Instance on Room 115	Inspected
Dedicated A/C Equipment	
Instance on Room 115	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
Instance on Room 209	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 209	Does not exist
CO Detector	
Instance on Room 209	Not required
Emergency Shower	
Instance on Room 209	Does not exist

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Question	Response
SCIENCE LAB	
Eye Wash	
Instance on Room 209	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 209
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Hood Exhaust Ductwork	
Instance on Room 209	Does not exist
Hood Exhaust Fan	
Instance on Room 209	Does not exist
Fixed Laboratory Hood	
Instance on Room 209	Does not exist
Laboratory Sink	
Instance on Room 209	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 209	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	
Condition	Inspected
	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Ground Floor - Sprinkler/Water/Gas Meter Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Fire Booster Pump Assembly	
	Does not exist
Roof Tank	
	Does not exist
Siamese Connection	
	Does not exist
Sprinkler Head	
	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Boiler Room - Paint Room; Rooms G2, G33, M13, M19, Cafeteria Office (painted, 22)
Deficiency Quantity	22
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	
	Does not exist
Water Gong	
	Does not exist

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Question	Response
SWIMMING POOL	Does not exist
VENTILATION	Inspected
Is the building Mechanically ventilated?	Partial
Exhaust Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Roof / EF #5, EF #6, EF #7 (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	Does not exist
Metal Ductwork	Inspected
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	Yes
Are there chain operated dampers?	No
Deficiency	DEFECTIVE DUCTWORK
Deficiency Location/Instance	Roof (EF cover)
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-5
Deficiency	No deficiencies recorded
Unit Ventilator	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded