

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

Mechanical Inspection

M163

Asset: P.S. 163 - MANHATTAN, 163 WEST 97 STREET, MANHATTAN, NY, 10025

Inspection Id	Inspection Type	Time In	Last Edited
144	MECHANICAL	2023-10-11 08:57AM	2023-11-07 07:51AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Steam Condensate Return Pumping System; Student Fixtures - Toilets (~50%), Lavatory/Sinks (~50%), Urinals (~35%); Staff Fixtures - Toilets (~50%), Lavatory/Sinks (~50%); Boiler Make-up Water Backflow Preventer; Sewage Ejector Pumps Years: 2021 Systems: DX Split Systems for Gymnasium; Student Fixtures - Lavatory/Sinks (~50%), Toilets (~50%), Urinals (~65%) Years: 2019 Systems: F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps Years: 2018 Systems: Science Lab; DX Split Systems for Auditorium Years: 2017 Systems: Heating Coils In Ductwork; Climate Control System - Pneumatic System: Temperature Control Zone Valves, Terminal Unit Controllers, Refrigerated Air Dryer Years: 2016 Systems: MDF Room - Dedicated A/C Equipment (DX Split System) Years: 2014 Systems: Climate Control System - Electric System; Kitchen - Gas System; Electric Domestic Water Heaters Years: 2013
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	10,000
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	2
MERs/Fan Rooms Locations	Basement - Boiler Room Mechanical Area, MER B6
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Rooms B5, B9; Basement - Paint Room (painted, 10)
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	1- Good

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Question	Response
AIR CONDITIONING	
DX Split System	
Indoor Unit	
Deficiency	UP TO 5 TONS:DEFECTIVE MOISTURE DRAINAGE (BASIN & TUBING)
Deficiency Location/Instance	Gymnasium
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Outdoor Unit	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Dry Cooler	
	Does not exist
Packaged / Rooftop Unit	
	Does not exist
Packaged Terminal A/C	
	Does not exist
Refrigerant Leak Detection System	
	Does not exist
Refrigerant Piping	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Return Fan	
	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	
	Does not exist
CLIMATE CONTROL SYSTEM	
	Inspected
BMS	
	Does not exist
Pneumatic System	
Instance	Inspected
Instance Condition	Throughout
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
Hybrid System	
	Does not exist
Electric System	
Instance	Inspected
Instance Condition	Throughout (Energy Management System)
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Deficiency	DEFECTIVE LOCAL CONTROL PANEL
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
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

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Instance	Gas/Sprinkler/Water Meter Room B4
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Gas/Sprinkler/Water Meter Room B4
Deficiency Quantity	2
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	Does not exist
Domestic Water Heat Exchanger	Inspected
Condition	3- Fair
Deficiency	Flange Leaks
Deficiency Location/Instance	Boiler Room Mechanical Area
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
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	DEFECTIVE/LEAKS
Deficiency Location/Instance	Gas/Sprinkler/Water Meter Room B4, Room B5
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE DOMESTIC HOT WATER CIRCULATING PUMP
Deficiency Location/Instance	Boiler Room Mechanical Area
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	3- Fair

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	
Condition	Inspected
Condition	3- Fair
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room, Room B5
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	
Condition	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Sump Pump	
Condition	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Crawlspace (1 of 3)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	
	Does not exist
FIXTURES	
	Inspected
Staff And Other	
	Inspected
Janitor Sink	
Condition	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Toilet Room 301
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Urinal	
	Does not exist
Student	
	Inspected
Drinking Fountain	
Condition	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Locker Room Shower	
	Inspected
Instance on Room 138	Inaccessible

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Question	Response
FIXTURES	
Student	
Locker Room Shower	
Instance on Room 140	Inspected
Instance Condition	3- Fair
Alternative Use	Yes
Deficiency	No deficiencies recorded
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	1- Good
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
Gas Distribution Piping	Inspected
Condition	2- Between Good and 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	Inspected
Heating Coil In Ductwork	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Hydronic Heating	Does not exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	FIN TUBE:DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Room 213
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	Inspected
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	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MER B6
Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3

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Question	Response
HEATING	
Steam Heating	
MER Steam and Condensate Piping	
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Piping	
Inspected	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	
Inspected	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Steam Piping	
Inspected	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	
Inspected	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	
Does not exist	Does not exist
Unit Heater/Cabinet Heater	
Inspected	Inspected
Condition	5- Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Main Entrance (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
HEATING PLANT	
Inspected	Inspected
Instance on Basement	Inspected
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	No
Burner Manufacturer	Industrial Combustion
Burner Model	DLG-63P
Burner Type	Oil
Heating Plant Oil Number	2
Boiler Auxiliaries	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	FEEDWATER TANK:DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	120
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater System	
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Instance Condition	4- Between Fair and Poor
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 Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not exist
Hot Water Boiler	
Instance on Basement	Does not exist
Modular Boiler	
Instance on Basement	Does not exist
Steam Boiler	
Instance on Basement	Inspected
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	4,037
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	National Radiator Corp. (NRC)
EquipmentId	46533-1
Capacity/Size Quantity	5360
Capacity/Size UOM	Lbs/Hr steam
Source of Capacity/Size	Documented
Installation Year	1958
Source of Installation Year	Documented

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HEATING PLANT	
Boiler System	
Steam Boiler	
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	4,037
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	National Radiator Corp. (NRC)
EquipmentId	46533-2
Capacity/Size Quantity	5360
Capacity/Size UOM	Lbs/Hr steam
Source of Capacity/Size	Documented
Installation Year	1958
Source of Installation Year	Documented
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fuel System	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Instance Condition	3- Fair
Type	Automatic
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	OIL BURNER:DEFECTIVE
Deficiency Location/Instance	Boiler Room @ Boiler #1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	BURNER CONTROL PANEL:DEFECTIVE OPACITY SENSOR
Deficiency Location/Instance	Boiler Room @ Boiler #2
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement	Does not exist

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Question	Response
Enclosed IDF Room	Inspected
Instance on Rooms 112, 120, 137	Inspected
Dedicated A/C Equipment	
Instance on Rooms 112, 120, 137	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms 112, 120, 137
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
KITCHEN	Inspected
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas System	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 1st Floor	Does not exist
Hood	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 1st Floor	Does not exist
Hot Water Temperature Booster	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	Missing Air Gap
Deficiency Location/Instance	Kitchen (2 of 2)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
MDF Room	Inspected

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Question	Response
MDF Room	
Instance on Room inside Room B7	Inspected
Dedicated A/C Equipment	
Instance on Room inside Room B7	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Inspected
Instance on Room 218	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 218	Does not exist
CO Detector	
Instance on Room 218	Not required
Emergency Shower	
Instance on Room 218	Does not exist
Eye Wash	
Instance on Room 218	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room 218	Does not exist
Hood Exhaust Fan	
Instance on Room 218	Does not exist
Fixed Laboratory Hood	
Instance on Room 218	Does not exist
Laboratory Sink	
Instance on Room 218	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 218	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	Does not exist
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms B5, B9; Basement - Paint Room (painted, 10)
Deficiency Quantity	10
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

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Water Gong	Does not exist
SWIMMING POOL	
	Does not exist
VENTILATION	
Is the building Mechanically ventilated?	Inspected Partial
Exhaust Fan	
Condition	Inspected
Approximate Total # of Fans	3- Fair
Deficiency	1-25
Heating And Ventilating Unit	
Condition	Inspected
Deficiency	3- Fair
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 DUCTWORK
Deficiency Quantity	Roof
Quantity Uom	60
Potential Action	L.F.
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	
	Does not exist