

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

Architectural Inspection

M846

Asset: P.S. 46 MINISCHOOL - MANHATTAN, 2987 FREDERICK DOUGLASS BLVD, MANHATTAN, NY, 10039

Inspection Id	Inspection Type	Time In	Last Edited
1771	ARCHITECTURAL - ASSOCIATE	2023-12-19 08:44AM	2023-12-19 02:39PM
1830	ARCHITECTURAL - SENIOR	2023-12-19 08:51AM	2024-01-25 04:24PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Kerry Ann Hazell
Principal Organization	P.S. 46 - Manhattan
Meeting with Principal?	Yes
Principal Feedback	The Principal had the following comment: The bathrooms are outdated and require an upgrade.
Custodian	Alejo Hernandez
Was the Custodian Present?	Yes
Fireman	Nathalie Moran
Was the Fireman Present?	Yes
Building Square Footage	6,000
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 Year Built	1972
Student Population	32
Staff Population	10
Comments on the Number of Classrooms	4
Weather	Fair
Facade Photo	



Facade D/C - West View

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Main Entrance Photo



Facade C - Exit 11

Roof Photo



Roof 1 - South View

Do Stormwater Management/Green Infrastructure systems exist?

Type

Have any Systems/Major Building Components been upgraded?

Have there been any New Building Additions?

Tandem

Leased Space?

No

No Storm Water Management Type Selected

Systems: Limited Roof and Leader Repair

Years: 2023

Systems: Exterior Doors replacement

Years: 2017

Systems: Partial window Guards replacement; Limited Roofing repairs

Years: 2015

Systems: Limited Roofing repairs

Years: 2014

Systems: Complete Roofing replacement

Years: 2007

No New Construction

No Tandem

No

Priority Condition

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

Structural Engineer Required

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

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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	Complies	Required	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	Yes	Yes				

Interior Routes

Corridor and Lobby H/C Lifts	No		No			
Interior Corridor Doors And Hardware	No		No			
Interior Corridors & 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 Office	No					
Pool	No					
Science Lab	No					

Toilet Rooms (boys)

1st Floor	Yes	No				
					TURNING RADIUS	
					SINK ARRANGEMENT	
					WATER CLOSET	
					ARRANGEMENT	
					INSUFFICIENT LATCH	
					CLEARANCE	
					ACCESSORY	
					ARRANGEMENT	

Toilet Rooms (girls)

1st Floor	Yes	No				
					WATER CLOSET	
					ARRANGEMENT	
					TURNING RADIUS	

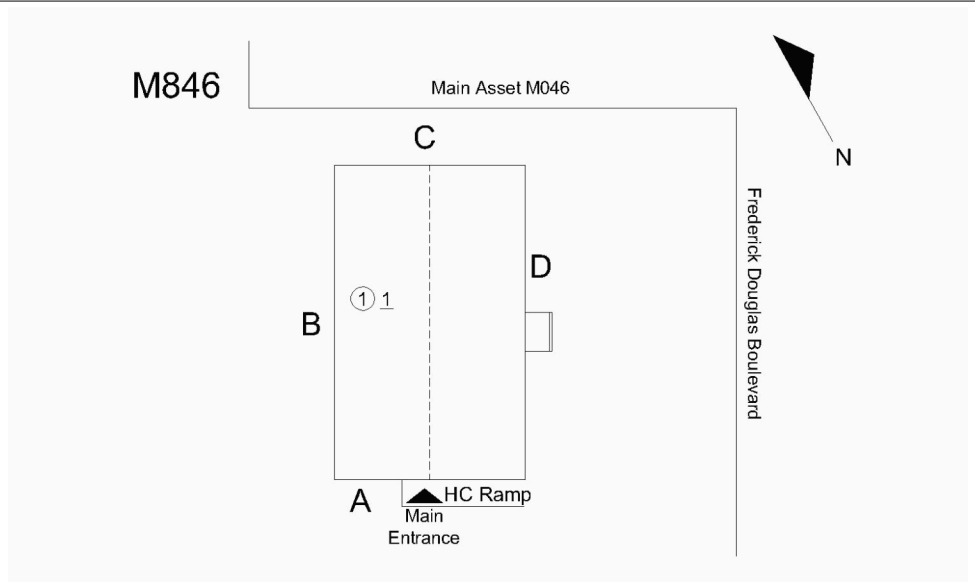
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
				INSUFFICIENT LATCH CLEARANCE SINK ARRANGEMENT NO LEVER-TYPE HARDWARE ACCESSORY ARRANGEMENT		
Toilet Rooms (staff)						
1st Floor	Yes	No		TURNING RADIUS SINK ARRANGEMENT		

Building Template




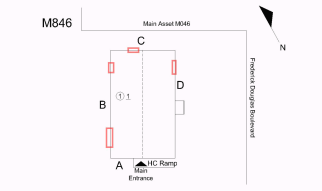
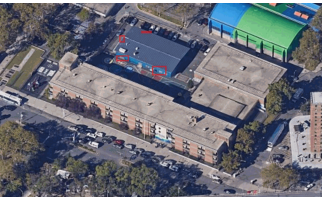
Inspection

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	3- Fair
Deficiency	METAL CLAD:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION
Deficiency Location/Instance	
Deficiency Quantity	2
Quantity Uom	EACH

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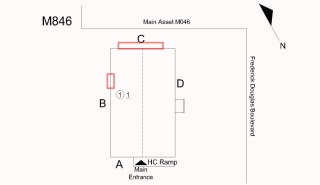
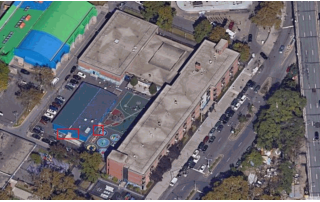

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Question	Response
EXTERIOR	
DOORS	
DOORS AND FRAMES	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit 13
Violations	No photo recorded No violations recorded
DOOR HARDWARE	
Condition	Inspected
Deficiency	3- Fair No deficiencies recorded
LINTELS	
TRANSOM/SIDE LIGHT	
EXTERIOR WALLS	
Material Type(s)	Inspected Steel
Replacement Quantity	7,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	4- Between Fair and Poor
Instance Quantity	7,000
Instance Quantity Uom	S.F.
Deficiency	METAL PANEL:SEVERE DENTS
Roof Plan Reference	
Elevation	
Elevation Reference	All Facades
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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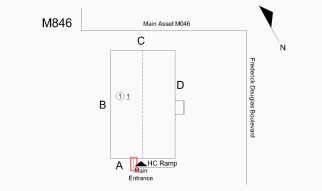
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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Deficiency Photo 1	
Deficiency Photo 2	Facade D
Violations	No photo recorded
Deficiency	No violations recorded
Roof Plan Reference	METAL PANEL:MAJOR RUSTING
Elevation	
Elevation Reference	
Deficiency Quantity	Facades C, D
Quantity Uom	40
Potential Action	S.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 4
Deficiency Photo 1	LEVEL 2
Deficiency Photo 2	
Violations	Facade B
	No photo recorded
	No violations recorded
EXTERIOR SOFFITS	Does not exist
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
ROOF HATCH/SMOKE HATCH	Does not exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected

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Question	Response
EXTERIOR	
ROOF	
ROOFING	
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF BARRIER/FENCE	Does not exist
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	7,000
Replacement Uom	S.F.
Instance on Metal:Roof 1	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	1- Good
Instance Quantity	7,000
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	2007
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
ROOFING DRAINS	Does not exist
SPECIALTIES	Inspected
BULKHEAD/PENTHOUSE	Does not exist
CUPOLA/ SPIRES/ TOWERS	Does not exist
DORMER	Does not exist
DUNNAGE STEEL	Does not exist
SKYLIGHT/ROOF VENT	Does not exist
ROOF/GRAVITY TANK	Does not exist
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Inspected
Condition	4- Between Fair and Poor
Deficiency	CAST IN PLACE CONCRETE:CRACKS/SPALLING - MAJOR
Deficiency Location/Instance	
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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Question

Response

EXTERIOR

STAIRS/RAMPS: EXTERIOR

BUILDING CHEEK/FLANK WALLS

Deficiency Photo 1



Facade A - HC Ramp

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

RAILINGS

Condition

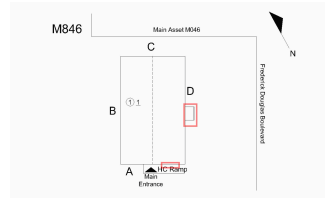
Inspected

Deficiency

3- Fair

Deficiency Location/Instance

RUST - MAJOR



Deficiency Quantity

15

Quantity Uom

L.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo 1



Deficiency Photo 2

Facade D

Violations

No photo recorded

No violations recorded

STAIRS/RAMPS

Condition

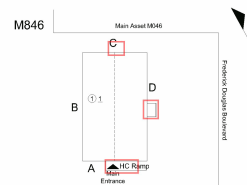
Inspected

Deficiency

3- Fair

Deficiency Location/Instance

CONCRETE:CRACKS/SPALLING - MINOR



Deficiency Quantity

15

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3


Purpose of Action

LEVEL 2

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Question	Response
EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
STAIRS/RAMPS	
Deficiency Photo 1	
Deficiency Photo 2	Facade A - HC Ramp
Violations	No photo recorded No violations 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 - Double Hung:Facades B and D	Inspected
Instance Condition	3- Fair
Instance Quantity	500
Instance Quantity Uom	S.F.
Installation Year	1990
Source of Installation Year	Inspector Estimate
Are these windows insulated?	No
Deficiency	ALUMINUM-DOUBLE HUNG:BEYOND USEFUL LIFE
Deficiency Location/Instance	Aluminum - Double Hung:Facades B and D
Deficiency Quantity	500
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF STRUCTURE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
INTERIOR	
STRUCTURAL	
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	Main Entrance Lobby , Exit Vestibule 11, 13, Corridor near Room 106
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit Vestibule 11
Violations	No photo recorded No violations recorded
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	VINYL TILES:DETERIORATED SUBSTRATE
Deficiency Location/Instance	Exit Vestibule 11, 13, Corridor near Room 103
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit Vestibule 11
Violations	No photo recorded No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	GYPSUM BOARD:DETERIORATED
Deficiency Location/Instance	Corridor near Room 103, 104, 105
Deficiency Quantity	15
Quantity Uom	S.F.

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Walls	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 105
Violations	No photo recorded No violations recorded
Specialties	Does not exist
GYMNASIUM	Does not exist
INTERIOR DOOR HARDWARE	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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
STAIRS/RAMPS: INTERIOR	Under construction
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	5- Poor
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING
Deficiency Location/Instance	1st Floor - Staff
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	1st Floor - Staff
Violations	No photo recorded No violations recorded
Door(s)	Inspected

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Door(s)	
Condition	5- Poor
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	1st Floor - Staff
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	1st Floor - Staff No photo recorded
Violations	No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies 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
TOILET ROOMS - STUDENTS	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	1st Floor - Girls
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	1st Floor - Girls No photo recorded
Violations	No violations recorded

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	1st Floor - Boys
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	1st Floor - Boys No photo recorded
Violations	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

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Does the SCA expect asset to have artwork?

No