

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

Architectural Inspection

M875

Asset: P.S. 226 (FIRST PRESB CHURCH) - MANHATTAN, 12 WEST 12 STREET, MANHATTAN, NY, 10011

Inspection Id	Inspection Type	Time In	Last Edited
1965	ARCHITECTURAL - ASSOCIATE	2023-12-28 11:57AM	2023-12-28 02:18PM
2028	ARCHITECTURAL - SENIOR	2023-12-28 09:53AM	2024-01-29 10:56AM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Inmaculada Jardi
Principal Organization	M226 SPED - Manhattan
Meeting with Principal?	No
Principal Feedback	No Feedback from Principal
Custodian	N/A
Was the Custodian Present?	No
Fireman	Joe Diaz
Was the Fireman Present?	Yes
Building Square Footage	15,500
Comments on the Area (for Athletic Field, Playing Surfaces, Leased Spaces)	None
Comments on the Stories (Floors) plus Basements	5+B+PH
Comments on the Year Built	1958
Student Population	36
Staff Population	27
Comments on the Number of Classrooms	11
Weather	Fair
Facade Photo	



Corner of West 12th Street and 5th Avenue - West View

Main Entrance Photo



Facade A - 5th Avenue

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Roof Photo



Roof 1 - Northwest View

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

Systems: Staff toilet rooms

Years: 2022

Systems: New Roof 1 and 2, new playground

Years: 2021

Systems: New Roof 1 and 2

Years: 2021

Systems: Partial Exterior Door replacement, new Exterior HC Ramp, Staff Toilet Room upgrades including HC Accessibility (1st Floor Lobby only)

Years: 2014

Systems: Partial Exterior Door replacement, new Exterior HC Ramp, Staff Toilet Room in 1st Floor Lobby upgraded to be HC Accessible

Years: 2014

Systems: Complete Roofing and complete Window replacement, new Rooftop play Equipment, Safety Surfacing and Roof Fence

Years: 2011

Systems: Complete Roofing and complete Window replacement, new Rooftop play Equipment, Safety Surfacing and Roof Fence

Years: 2011

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem

Leased Space?

Yes

Year Leased

1960

Inspection Type

Full Inspection

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?	Yes
Are All floors of the building accessible through compliant means?	Yes
Accessible classrooms exists on each floor?	Yes
Boys and Girls or Unisex accessible toilets exist on at least every other floor?	No
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		No		WIDTH < 5'		
Interior Elevators	Yes	Yes				
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	No					

Rooms & Spaces

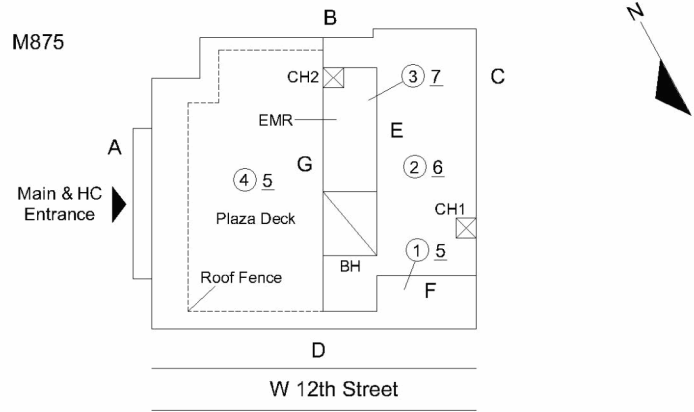
Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms						
3rd and 5th Floors	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office						
3rd Floor	Yes	Yes				
Multi-purpose Room	No					
Nurse's Office						
3rd Floor	Yes	Yes				
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
3rd and 5th Floors	Yes	No		CLEAR OPENING < 32"		
Toilet Rooms (girls)						
3rd and 5th Floors	Yes	No		CLEAR OPENING < 32"		
Toilet Rooms (staff)						
Lobby - 1st Floor	Yes	Yes				

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Building Template



Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not exist
AWNINGS AND CANOPIES	Inspected
Condition	3- Fair
Deficiency	CONCRETE:DETERIORATED
Deficiency Location/Instance	
Deficiency Quantity	25
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Main Entrance
Violations	No photo recorded No violations recorded
CHIMNEY	Inspected
Material Type(s)	Masonry
Condition	3- Fair
Deficiency	BRICK:DETERIORATED JOINTS

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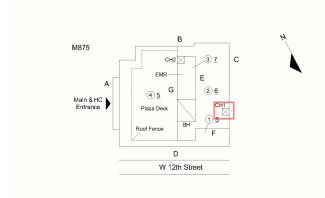
Question

Response

EXTERIOR

CHIMNEY

Deficiency Location/Instance



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

50
S.F.
REPOINT
PRIORITY 3
LEVEL 2



Chimney CH1

No photo recorded

Deficiency Photo 2

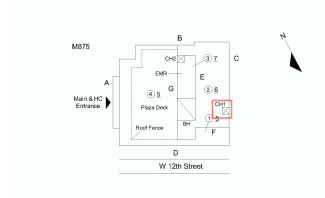
No violations recorded

Violations

Deficiency

BRICK:MINOR CRACKS, SPALLING

Deficiency Location/Instance



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

25
S.F.
RESTITCH
PRIORITY 3
LEVEL 2



Chimney CH1

No photo recorded

Deficiency Photo 2

No violations recorded

Violations

COPING

Condition

Inspected

Deficiency

2- Between Good and Fair

CORNICE

Does not exist

DOORS

Inspected

DOORS AND FRAMES

Inspected

Condition

3- Fair

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Question	Response
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EXTERIOR

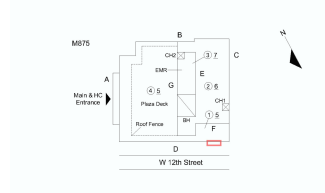
DOORS

DOORS AND FRAMES

Deficiency

METAL:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION

Deficiency Location/Instance



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

1
EACH
MAINTENANCE
PRIORITY 3
LEVEL 2



Facade D

Deficiency Photo 2
Violations

No photo recorded
No violations recorded

DOOR HARDWARE

Condition

Inspected

Deficiency

2- Between Good and Fair

LINTELS

Condition

Inspected

Deficiency

2- Between Good and Fair

TRANSOM/SIDE LIGHT

Condition

Inspected

Deficiency

2- Between Good and Fair

EXTERIOR WALLS

Material Type(s)

Inspected

Replacement Quantity

Masonry

Replacement Uom

15,000

Instance on All Facades

S.F.

Instance Condition

Inspected

Instance Quantity

3- Fair

Instance Quantity Uom

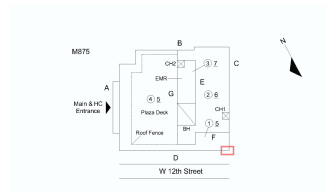
15,000

Deficiency

S.F.

BRICK:CRACKS/DISPLACED/SPALLED BRICK AT BUILDING CORNERS

Roof Plan Reference



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Question

Response

EXTERIOR

EXTERIOR WALLS

Elevation



Elevation Reference
Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

Facade D
30
S.F.
REMOVE AND REBUILD
PRIORITY 4
LEVEL 2

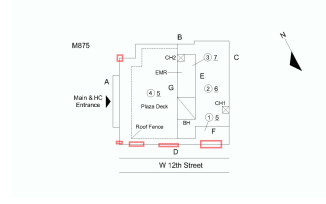


Deficiency Photo 2
Violations

Facade D
No photo recorded
No violations recorded

Deficiency
Roof Plan Reference

BRICK:MINOR CRACKS, SPALLING



Elevation



Elevation Reference
Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

Facades A, D
75
S.F.
RESTITCH
PRIORITY 3
LEVEL 2



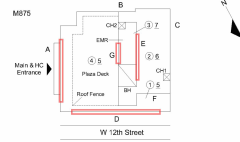


Deficiency Photo 2

Facade D
No photo recorded

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Violations	No violations recorded
Deficiency	BRICK:DETERIORATED JOINTS
Roof Plan Reference	
Elevation	
Elevation Reference	Facade E
Deficiency Quantity	300
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
EXTERIOR SOFFITS	
Condition	Inspected
Deficiency	2- Between Good and Fair
LOADING DOCK	
Condition	Does not exist
LOUVER	
Condition	Inspected
Deficiency	2- Between Good and Fair
PARAPETS	
Material Type(s)	Inspected
Replacement Quantity	Masonry
Replacement Uom	1,000
Instance on All Facades	C.F.
Instance Condition	Inspected
Instance Quantity	2- Between Good and Fair
Instance Quantity Uom	1,000
Deficiency	CF
PLAZA DECK	
Instance on Pavers:Roof 4	No deficiencies recorded
Instance Condition	Inspected
Instance Quantity	2- Between Good and Fair
Instance Quantity Uom	1,000
Deficiency	S.F.

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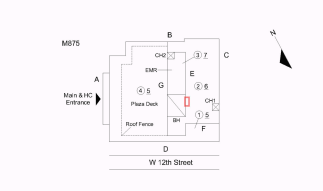

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Question	Response
EXTERIOR	
PLAZA DECK	
Installation Year	2010
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
ROOF	
ROOFING	
ROOF HATCH/SMOKE HATCH	
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF BARRIER/FENCE	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF CAGE	
ROOFING	
Replacement Quantity	4,000
Replacement Uom	S.F.
Instance on IRMA:Roof 3	Inspected
Instance Roof Photo	
	Roof 3
Instance Condition	2- Between Good and Fair
Instance Quantity	1,000
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	2010
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance on Modified Bitumen:Roofs 1 and 2	Inspected
Instance Roof Photo	
	Roof 1
Instance Condition	1- Good
Instance Quantity	3,000
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

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Question	Response
EXTERIOR	
ROOF	
ROOFING	
ROOFING	
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	2021
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
ROOFING DRAINS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SPECIALTIES	Inspected
BULKHEAD/PENTHOUSE	Inspected
Condition	3- Fair
Deficiency	BULKHEAD/PENTHOUSE DOORS:DETERIORATED DOOR AND FRAME
Deficiency Location/Instance	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE DOOR AND FRAME
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Bulkhead BH
Violations	No photo recorded No violations recorded
CUPOLA/ SPIRES/ TOWERS	Does not exist
DORMER	Does not exist
DUNNAGE STEEL	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SKYLIGHT/ROOF VENT	Does not exist
ROOF/GRAVITY TANK	Does not exist
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Inspected
Condition	2- Between Good and Fair
Deficiency	STONE:DETERIORATED JOINTS

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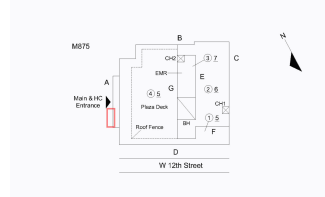
Question	Response
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EXTERIOR

STAIRS/RAMPS: EXTERIOR

BUILDING CHEEK/FLANK WALLS

Deficiency Location/Instance



Deficiency Quantity

5

Quantity Uom

S.F.

Potential Action

REPOINT

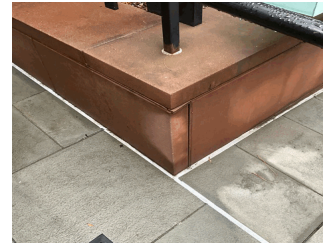
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Facade A

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

RAILINGS

Inspected

Condition

2- Between Good and Fair

Deficiency

No deficiencies recorded

STAIRS/RAMPS

Inspected

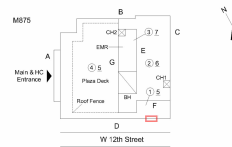
Condition

2- Between Good and Fair

Deficiency

CONCRETE:CRACKS/SPALLING - MINOR

Deficiency Location/Instance



Deficiency Quantity

5

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Facade D

Deficiency Photo 2

No photo recorded

Violations

No violations recorded

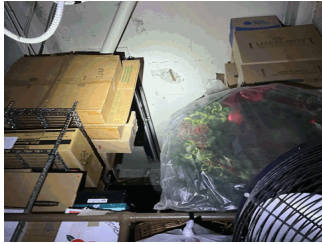
WINDOWS

Inspected

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Question	Response
EXTERIOR	
WINDOWS	
Replacement Quantity	2,000
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not exist
LINTELS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	Inspected
Material Type(s)	Aluminum
Instance on Aluminum - Other:All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	2,000
Instance Quantity Uom	S.F.
Installation Year	2011
Source of Installation Year	Documented
Are these windows insulated?	No
Deficiency	No deficiencies 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	3- Fair
Deficiency	CONCRETE:CRACKS/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Basement
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Storage Room
Violations	No photo recorded No violations recorded
FOUNDATION WALLS	Inspected
Material Type(s)	Masonry
Condition	3- Fair
Deficiency	BRICK:DETERIORATED JOINTS
Deficiency Location/Instance	Basement
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPOINT
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5

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Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Boiler Room
Violations	No photo recorded No violations recorded
ROOF STRUCTURE	Inspected
Condition	2- Between Good and Fair
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	No deficiencies recorded
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies 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
STAIRS/RAMPS: INTERIOR	Inspected
Do Letter Stair Signs Exist?	Yes
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
INTERIOR	
STAIRS/RAMPS: INTERIOR	
Partition	Does not exist
Railings	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stairs and Landings	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 - STAFF	
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies 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	
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	Inspected
Condition	5- Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	3rd Floor - Boys, 5th Floor - Boys
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Stalls	
Deficiency Photo 1	
Deficiency Photo 2	5th Floor - Boys
Violations	No photo recorded No violations 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	Inspected
CONTAINERIZATION	Does not exist
DRAINAGE SYSTEM FOR ASPHALT	Does not exist
DRAINAGE SYSTEM FOR CONCRETE	Does not exist
DRAINAGE SYSTEM FOR SOIL	Does not exist
DRINKING FOUNTAINS	Does not exist
FENCES	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
IRRIGATION SYSTEM	Does not exist
PAVING	Inspected
Student Non-Use	Does not exist
Student Use	Does not exist
Site Sidewalks & Walkways	Inspected
Asphalt	Does not exist
Concrete	Does not exist
Pavers	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DOT Sidewalk	Inspected
Asphalt	Does not exist
Concrete	Inspected
Condition	3- Fair
Deficiency	DAMAGED/DETERIORATED/MISSING SECTIONS
Deficiency Location/Instance	12th Street
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
SITE	
PAVING	
DOT Sidewalk	
Concrete	
Deficiency Photo 1	
Deficiency Photo 2	12th Street
Violations	No photo recorded
Deficiency	No violations recorded
Deficiency Location/Instance	DAMAGED CURBS
Deficiency Quantity	12th Street
Quantity Uom	100
Potential Action	L.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Deficiency Photo 1	LEVEL 2
Deficiency Photo 2	
Violations	12th Street
	No photo recorded
	No violations recorded
Pavers	Does not exist
PLAYGROUNDS	Inspected
Instance on 6th Floor Roof	Inspected
Benches	
Instance on 6th Floor Roof	Does not exist
Fence	
Instance on 6th Floor Roof	Does not exist
Pavement	
Instance on 6th Floor Roof	Does not exist
Play Equipment	
Instance on 6th Floor Roof	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Safety Surfacing	
Instance on 6th Floor Roof	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Unpaved Area	
Instance on 6th Floor Roof	Does not exist
PLAYING SURFACE	Does not exist
RETAINING WALLS	Inspected
Condition	2- Between Good and Fair

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SITE	
RETAINING WALLS	
Are there any Retaining Walls 6' OR higher facing public street/sidewalk?	No
Deficiency	No deficiencies recorded
SEATING	
	Does not exist
SITE WALLS (NOT RETAINING WALLS)	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS: EXTERIOR	
	Does not exist

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Does the SCA expect asset to have artwork?

No