

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

Electrical Inspection

Q228

**Asset: P.S. 228 (ECC) - QUEENS, 32-63 93RD STREET, New York, 11369**

Inspection Id	Inspection Type	Time In	Last Edited
EE : Q228	Electrical	2023-10-23 7:27 AM	2023-11-08 2:04 PM

**Asset Data**

Question	Answer
Type of Service	Below Ground
Does Interactive Whiteboard (IWB) Exist?	Yes
Water Penetration in Electrical Room?	No
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Security Lights, LED Lighting (Entrance Vestibule)
	Years: 2023
	Systems: LAN
	Years: 2016
	Systems: All Other Electrical Systems and Components
	Years: 2001

**DEDICATED INTERCOMS IN FIRE RESCUE AREAS**

Question	Response
Are there any Life Rescue Assistance Areas, Fire Rescue Areas, and/or Holding Rooms in your building?	Yes
Are dedicated intercoms available in all of these spaces for use during a fire?	Yes
Are all dedicated intercoms operational?	Yes

**Priority Condition**

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
No	Fire Alarm System - Components Not Operational	N/A	FIRE ALARM SYSTEM   Magnetic Door Holder/Contacto r	Main Entrance Lobby	Lulli Debrosse	Handyman	Sent to DSF	
No	Fire Alarm System - Components Not Operational	N/A	FIRE ALARM SYSTEM   Area Smoke Detector	Room 108	Lulli Debrosse	Handyman	Sent to DSF	

**Inspection**

Question	Response
<b>Electrical</b>	
<b>AUDITORIUM</b>	Does not Exist
<b>CAFETERIA</b>	Inspected
Instance on 1st Floor	Inspected
<b>Lighting</b>	Inspected
Instance on 1st Floor	Inspected
<b>Lighting Fixture - Fluorescent</b>	
Instance on 1st Floor	Inspected
<b>Pendant Mounted</b>	Does not Exist
Instance on 1st Floor	Does not Exist
<b>Surface Mounted</b>	Does not Exist
Instance on 1st Floor	Does not Exist
<b>Recessed Mounted</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
<b>CAFETERIA</b>	
<b>Lighting</b>	
<b>Lighting Fixture - HID</b>	
Instance on 1st Floor	Does not Exist
<b>Lighting Fixture - Incandescent</b>	
Instance on 1st Floor	Does not Exist
<b>Lighting Fixture - LED</b>	
Instance on 1st Floor	Does not Exist
<b>Local Sound System</b>	Inspected
Instance on 1st Floor	Inspected
Installation Year	2001
Source of Installation	Custodial Staff
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Projection System</b>	Does not Exist
Instance on 1st Floor	Does not Exist
<b>Theater Lighting System</b>	Does not Exist
Instance on 1st Floor	Does not Exist
<b>CLASSROOM/CORRIDOR/ADMINISTRATIVE SPACE</b>	Inspected
<b>Lighting</b>	Inspected
Does a Chandelier exist?	No
<b>Lighting Fixture - Fluorescent</b>	Inspected
<b>Pendant Mounted</b>	Inspected
Condition	3 - Fair
Deficiency	LIGHTING FIXTURE BALLAST DEFECTIVE
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE BALLAST
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Surface Mounted</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Recessed Mounted</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Lighting Fixture - HID</b>	Does not Exist
<b>Lighting Fixture - Incandescent</b>	Does not Exist
<b>Lighting Fixture - LED</b>	Inspected
<b>Pendant Mounted</b>	Does not Exist
<b>Surface Mounted</b>	Does not Exist
<b>Recessed Mounted</b>	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>COMPUTER LAB</b>	Does not Exist
<b>GYMNASIUM</b>	Does not Exist
<b>KITCHEN</b>	Inspected

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Question	Response
<b>KITCHEN</b>	
Instance on 1st Floor	Inspected
<b>Lighting</b>	Inspected
Instance on 1st Floor	Inspected
<b>Lighting Fixture - Fluorescent</b>	
Instance on 1st Floor	Inspected
<b>Pendant Mounted</b>	Does not Exist
Instance on 1st Floor	Does not Exist
<b>Surface Mounted</b>	Does not Exist
Instance on 1st Floor	Does not Exist
<b>Recessed Mounted</b>	Inspected
Instance on 1st Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Lighting Fixture - HID</b>	
Instance on 1st Floor	Does not Exist
<b>Lighting Fixture - Incandescent</b>	
Instance on 1st Floor	Does not Exist
<b>Lighting Fixture - LED</b>	
Instance on 1st Floor	Does not Exist
<b>LIBRARY</b>	Inspected
Instance on Room 215	Inspected
<b>Lighting</b>	Inspected
Instance on Room 215	Inspected
<b>Lighting Fixture - Fluorescent</b>	
Instance on Room 215	Inspected
<b>Pendant Mounted</b>	Does not Exist
Instance on Room 215	Does not Exist
<b>Surface Mounted</b>	Does not Exist
Instance on Room 215	Does not Exist
<b>Recessed Mounted</b>	Inspected
Instance on Room 215	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Lighting Fixture - HID</b>	
Instance on Room 215	Does not Exist
<b>Lighting Fixture - Incandescent</b>	
Instance on Room 215	Does not Exist
<b>Lighting Fixture - LED</b>	
Instance on Room 215	Does not Exist
<b>Raceway With Receptacles</b>	Does not Exist
Instance on Room 215	Does not Exist
<b>Projection System</b>	Does not Exist
Instance on Room 215	Does not Exist
<b>LOCKER ROOM</b>	Does not Exist
<b>MULTIPURPOSE ROOM</b>	Inspected
Instance on 3rd Floor	Inspected
<b>Lighting</b>	Inspected
Instance on 3rd Floor	Inspected

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Question	Response
<b>MULTIPURPOSE ROOM</b>	
<b>Lighting</b>	
<b>Lighting Fixture - Fluorescent</b>	
Instance on 3rd Floor	Inspected
<b>Pendant Mounted</b>	Does not Exist
Instance on 3rd Floor	Does not Exist
<b>Surface Mounted</b>	Inspected
Instance on 3rd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Recessed Mounted</b>	Inspected
Instance on 3rd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Lighting Fixture - HID</b>	
Instance on 3rd Floor	Does not Exist
<b>Lighting Fixture - Incandescent</b>	
Instance on 3rd Floor	Does not Exist
<b>Lighting Fixture - LED</b>	
Instance on 3rd Floor	Does not Exist
<b>Local Sound System</b>	Inspected
Instance on 3rd Floor	Inspected
Installation Year	2001
Source of Installation	Custodial Staff
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Projection System</b>	Does not Exist
Instance on 3rd Floor	Does not Exist
<b>Theater Lighting System</b>	Does not Exist
Instance on 3rd Floor	Does not Exist
<b>SCIENCE DEMO ROOM</b>	Does not Exist
<b>SCIENCE LAB</b>	Does not Exist
<b>SCIENCE PREP ROOM</b>	Does not Exist
<b>SWIMMING POOL</b>	Does not Exist
<b>TOILET ROOM - STAFF</b>	Inspected
<b>Lighting</b>	Inspected
<b>Lighting Fixture - Fluorescent</b>	Inspected
<b>Pendant Mounted</b>	Does not Exist
<b>Surface Mounted</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Recessed Mounted</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Lighting Fixture - HID</b>	Does not Exist
<b>Lighting Fixture - Incandescent</b>	Does not Exist
<b>Lighting Fixture - LED</b>	Does not Exist
<b>TOILET ROOM - STUDENT</b>	Inspected
<b>Lighting</b>	Inspected

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Question	Response
<b>TOILET ROOM - STUDENT</b>	
<b>Lighting</b>	
<b>Lighting Fixture - Fluorescent</b>	Inspected
<b>Pendant Mounted</b>	Does not Exist
<b>Surface Mounted</b>	Does not Exist
<b>Recessed Mounted</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Lighting Fixture - HID</b>	Does not Exist
<b>Lighting Fixture - Incandescent</b>	Does not Exist
<b>Lighting Fixture - LED</b>	Does not Exist
<b>AUXILIARY SIGNAL/BELL SYSTEM</b>	Inspected
Replacement Quantity	45,000
Replacement Uom	S.F.
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>EMERGENCY DC STANDBY BATTERY POWER</b>	Does not Exist
<b>EMERGENCY GENERATOR SET</b>	Inspected
<b>Automatic Transfer Switch (ATS)</b>	Inspected
Instance	Emergency Distribution Room B02
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	ASCO
Equipment	ATS.1
Capacity/Size Quantity	600
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Room B03
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	ASCO
Equipment	ATS.2
Capacity/Size Quantity	260
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Room B03
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	ASCO
Equipment	Fire Alarm Automatic Transfer Switch

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Question	Response
<b>EMERGENCY GENERATOR SET</b>	
<b>Automatic Transfer Switch (ATS)</b>	
Capacity/Size Quantity	30
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Battery Charger</b>	
	Inspected
Instance	Roof - Outdoor Generator Enclosure
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	La Marche
Equipment	Battery Charger
Capacity/Size Quantity	6
Capacity/Size UOM	AmpsDC
Capacity/Size2 Quantity	24
Capacity/Size2 UOM	VDC
Source of Capacity/Size	Nameplate
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Emergency Distribution Board</b>	
	Inspected
Number of Spares	10
<b>Fused Disconnect Switch Type</b>	
	Inspected
Instance	Emergency Distribution Room B02
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Square D
Equipment	EM-PP
Capacity/Size Quantity	600
Capacity/Size UOM	Amps Total
Capacity/Size2 Quantity	1
Capacity/Size2 UOM	Section(S)
Source of Capacity/Size	Nameplate
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Molded Case Circuit Breaker Type</b>	
	Inspected
Instance	Room B03
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Square D
Equipment	EM-LSS
Capacity/Size Quantity	225
Capacity/Size UOM	Amps Total

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<b>EMERGENCY GENERATOR SET</b>	
<b>Emergency Distribution Board</b>	
<b>Molded Case Circuit Breaker Type</b>	
Capacity/Size2 Quantity	1
Capacity/Size2 UOM	Section(S)
Source of Capacity/Size	Nameplate
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Diesel</b>	Inspected
Instance	Roof - Outdoor Generator Enclosure
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Caterpillar
Equipment	Emergency Generator
Capacity/Size Quantity	288
Capacity/Size UOM	KVA
Capacity/Size2 Quantity	230
Capacity/Size2 UOM	KW
Capacity/Size3Quantity	800
Capacity/Size3 UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Natural Gas</b>	Does not Exist
<b>EMERGENCY LIGHT/EXIT LIGHT PANEL</b>	Does not Exist
<b>EMERGENCY LIGHTING</b>	Inspected
<b>Battery Pack</b>	Does not Exist
<b>Non Battery Pack</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>EXIT LIGHT</b>	Inspected
<b>Battery Pack</b>	Does not Exist
<b>Non Battery Pack</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>EXIT/EMERGENCY LIGHT</b>	Does not Exist
<b>FIRE ALARM SYSTEM</b>	Inspected
Replacement Quantity	45,000
Replacement Uom	S.F.
<b>Bell/Horn</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Strobe</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Manual Pull Station</b>	Inspected

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Question	Response
<b>FIRE ALARM SYSTEM</b>	
<b>Manual Pull Station</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Fan Shutdown Control</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Duct Smoke Detector</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Area Smoke Detector</b>	Inspected
Condition	3 - Fair
Deficiency	DETECTOR NOT OPERATIONAL
Deficiency Location/Instance	Room 108
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>CO Detector</b>	Does not Exist
<b>Heat Detector</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Elevator Recall</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Magnetic Door Holder/Contactor</b>	Inspected
Condition	3 - Fair
Deficiency	CONTACTOR NOT OPERATIONAL
Deficiency Location/Instance	Corridor by Room 118
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Fused Cutout Panel</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Fire Alarm Digital Communicator</b>	Does not Exist
<b>Main Panel</b>	Inspected
<b>Bell At Panel</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Fire Alarm Control Panel (Electronic)</b>	Inspected
Instance	Main Entrance Lobby
Instance Condition	3 - Fair



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<b>FIRE ALARM SYSTEM</b>	
<b>Main Panel</b>	
<b>Fire Alarm Control Panel (Electronic)</b>	
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Simplex
Equipment	Fire Alarm Control Panel
Model	4100
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Fire Alarm Control Panel (Standard)</b>	Does not Exist
<b>Sub-Panel</b>	Does not Exist
<b>Remote Annunciator</b>	Inspected
<b>Display Monitor</b>	Does not Exist
<b>Panel</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Printer</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Punch Register</b>	Does not Exist
<b>Sprinkler Flow/Air Pressure Switch</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Tamper Flow Switch/Chain</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>GROUNDING SYSTEM</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>INTERCOM SYSTEM</b>	Inspected
<b>Elevator</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Holding Area</b>	Does not Exist
<b>LAN</b>	Inspected
<b>Local Distribution Frame (I/LDF)</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Main Equipment Rack (MDF)</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LIGHTNING PROTECTION</b>	Does not Exist
<b>MOTOR CONTROLLER</b>	Inspected
<b>Motor Control Center</b>	Does not Exist
<b>Motor Starter/Contactor</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Variable Frequency Drive</b>	Does not Exist

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<b>MOTOR CONTROLLER</b>	Inspected
<b>Variable Frequency Drive</b>	Does not Exist
<b>PANEL BOARD</b>	Inspected
<b>Fused Disconnect Switch Type</b>	Does not Exist
<b>Fused Knife Switch Type</b>	Does not Exist
<b>Fused Toggle Switch Type</b>	Does not Exist
<b>Molded Case Circuit Breaker Type</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>PUBLIC ADDRESS SYSTEM</b>	Inspected
Replacement Quantity	45,000
Replacement Uom	S.F.
Instance	Telecom Room 216
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Model	Rauland Telecenter
Installation Year	2001
Source of Installation	Documented
Deficiency	CLOCK NOT OPERATIONAL
Deficiency Location/Instance	Corridor by Rooms (B14, 311)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>SECURITY</b>	Inspected
<b>IPDVS/CCTV System</b>	Does not Exist
<b>Intrusion Alarm System</b>	Inspected
Replacement Quantity	45,000
Replacement Uom	S.F.
<b>Central Control Panel</b>	Inspected
Instance	Custodian's Office
Instance Condition	4 - Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Model	Vista-128B
Installation Year	2001
Source of Installation	Documented
Deficiency	SYSTEM DEFECTIVE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR SYSTEM
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 3
Deficiency Photo1	No photo recorded

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Question	Response
<b>SECURITY</b>	
<b>Intrusion Alarm System</b>	
<b>Central Control Panel</b>	Inspected
Violations	No violations recorded.
<b>Infrared Sensor</b>	
Condition	3 - Fair
Deficiency	SENSOR NOT OPERATIONAL
Deficiency Location/Instance	Kitchen, Corridor by Room 118
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 3
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Panic Switch</b>	
Condition	4 - Between Fair and Poor
Deficiency	SWITCH NOT OPERATIONAL
Deficiency Location/Instance	Main Office
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 3
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
<b>Remote Annunciator</b>	
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Siren/Strobe</b>	
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Lighting - Security</b>	
Replacement Uom	EACH
Condition	1 - Good
Deficiency	No deficiencies recorded
<b>SERVICE SWITCH</b>	
Instance	Switchgear Room B05
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Square D
Equipment	MDB MAIN SWITCH
Capacity/Size Quantity	3,000
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded

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Question	Response
<b>SWITCHBOARD</b>	Inspected
Number of Spares	0
<b>Fused Disconnect Switch Type</b>	Inspected
Instance	Switchgear Room B05
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Square D
Equipment	N/A
Capacity/Size Quantity	3,000
Capacity/Size UOM	Amps Total
Capacity/Size2 Quantity	2
Capacity/Size2 UOM	Section(S)
Source of Capacity/Size	Nameplate
Installation Year	2001
Source of Installation	Documented
Deficiency	No deficiencies recorded
<b>Fused Knife Switch Type</b>	Does not Exist
<b>Molded Case Circuit Breaker Type</b>	Does not Exist
<b>TELEPHONE SYSTEM</b>	Inspected
<b>PBX/Intercom</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>Standard</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>TRANSFORMER</b>	Does not Exist