

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q297

Asset: I.S. 230 ANNEX - QUEENS, 74-03 34TH AVENUE, New York, 11372

| Inspection Id | Inspection Type | Time In | Last Edited |
|---------------|-----------------|--------------------|--------------------|
| ME : Q297 | Mechanical | 2023-12-05 8:46 AM | 2023-12-13 1:02 PM |

Asset Data

| Question | Answer |
|--|---------------------------------------|
| Are there fuel tanks? | No |
| Total # of water main service entries to the asset | 3 |
| MERs/Fan Rooms Locations | Fire Booster Pump Assembly Room 102A |
| Are there any spaces with Missing or Defective CO Detectors? | Yes |
| Location(s) | Kitchen |
| Are there any Emergency Stop Switches with Missing Hammers? | No |
| Are there any Painted/Obstructed Sprinkler Heads? | No |
| Have any Systems/Major Building Components been upgraded? | Yes |
| | Systems: Climate Control System - BMS |
| | Years: 2022 |

Priority Condition

| Priority Condition Exist Last Year? | Priority Category | Condition Description | Component Affected | Location Description | Person(s) Notified | Person(s) Title | Status | PhotoImage |
|-------------------------------------|---------------------------------|--|---|----------------------------------|--------------------|-----------------|-------------|------------|
| Yes | Defective Emergency Stop Switch | Broken Glass on Boiler Emergency Stop Switch | HEATING PLANT Boiler Auxiliaries Boiler Emergency Stop Switch | Penthouse / Boiler Room Entrance | Nikolaos Soulas | Custodian | Sent to DSF | |

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 | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Outdoor Unit | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Dry Cooler | Does not Exist |
| Packaged / Rooftop Unit | Inspected |
| Instance | Main Roof |
| Instance Condition | 2 - Between Good and Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Source of Heating | Gas |
| Refrigerant Type | R-410A |
| Instance Manufacturer | Mammoth |
| Equipment | RTU-1 |
| Capacity/Size Quantity | 108 |

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| Question | Response |
|---|---------------------------|
| AIR CONDITIONING | |
| Packaged / Rooftop Unit | |
| Capacity/Size UOM | Tons |
| Source of Capacity/Size | Inspector Estimate |
| Installation Year | 2014 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Instance | Main Roof |
| Instance Condition | 2 - Between Good and Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Source of Heating | Gas |
| Refrigerant Type | R-410A |
| Instance Manufacturer | AAON |
| Equipment | RTU-2 |
| Capacity/Size Quantity | 25 |
| Capacity/Size UOM | Tons |
| Source of Capacity/Size | Documented |
| Installation Year | 2014 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Packaged Terminal A/C | Does not Exist |
| Refrigerant Leak Detection System | Does not Exist |
| Refrigerant Piping | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Return Fan | Does not Exist |
| CENTRAL ACID WASTE NEUTRALIZING TANK | Does not Exist |
| CLIMATE CONTROL SYSTEM | Inspected |
| BMS | Inspected |
| Instance | Throughout |
| Instance Condition | 1 - Good |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Building Area Covered by Operational System | 81-100% |
| Installation Year | 2022 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Pneumatic System | Does not Exist |
| Hybrid System | Does not Exist |
| Electric System | Does not Exist |
| COMPACTOR | Does not Exist |
| CONVEYING | Inspected |
| Dumbwaiter | Does not Exist |
| Elevator | Inspected |
| Are all the existing elevators operable? | Yes |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Escalator | Does not Exist |

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| Question | Response |
|---|--------------------------------------|
| CONVEYING | |
| Non-auditorium Handicap Lift - Vertical | Does not Exist |
| Non-auditorium Handicap Lift - Stair | Does not Exist |
| Ash Hoist | Does not Exist |
| Sidewalk Elevator | Does not Exist |
| DOMESTIC WATER SYSTEM | |
| Domestic Cold Water System | Inspected |
| Gravity System | Does not Exist |
| Pressure Booster System | Inspected |
| Electric Pressure Booster System | Inspected |
| Instance | Outside of Building in Room 106 |
| Instance Condition | 2 - Between Good and Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Instance Manufacturer | Federal Pump |
| Equipment | N/A |
| Capacity/Size Quantity | 2 |
| Capacity/Size UOM | Total # Pumps |
| Capacity/Size2 Quantity | 10 |
| Capacity/Size2 UOM | Total Pumps HP |
| Source of Capacity/Size | Documented |
| Installation Year | 2014 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Hydraulic/Pneumatic Booster System | Does not Exist |
| Water Service | Inspected |
| Instance | Fire Booster Pump Assembly Room 102A |
| Instance Condition | 1 - Good |
| Instance Quantity | 3 |
| Instance Quantity Uom | EACH |
| Deficiency | No deficiencies recorded |
| Domestic Hot Water System | Inspected |
| Domestic Hot Water Remote Storage Tank | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Domestic Water Heat Exchanger | Does not Exist |
| Electric Domestic Water Heater | Does not Exist |
| Heat Pump Domestic Water Heater | Does not Exist |
| Gas Fired Domestic Water Heater | Inspected |
| Instance | Boiler Room |
| Instance Condition | 2 - Between Good and Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Instance Manufacturer | Lochinvar |
| Equipment | N/A |
| Capacity/Size Quantity | 270 |
| Capacity/Size UOM | MBH Input |
| Capacity/Size2 Quantity | 0 |

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|--|---------------------------|
| DOMESTIC WATER SYSTEM | |
| Domestic Hot Water System | |
| Gas Fired Domestic Water Heater | |
| Capacity/Size2 UOM | Gallons |
| Source of Capacity/Size | Documented |
| Installation Year | 2014 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Oil Fired Domestic Water Heater | Does not Exist |
| Domestic Water Distribution Piping | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| DRAIN/WASTE/VENT AND STORM SYSTEM | Inspected |
| Interior Storm Piping | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Sewage/Waste/Vent Piping | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Sewage Ejector Pump | Does not Exist |
| Sump Pump | Does not Exist |
| DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER) | Does not Exist |
| FIXTURES | Inspected |
| Staff And Other | Inspected |
| Janitor Sink | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Lavatory/Sink | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Toilet | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Urinal | Does not Exist |
| Student | Inspected |
| Drinking Fountain | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Lavatory/Sink | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Locker Room Shower | Does not Exist |
| Sink And Fountain Combo Unit | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Toilet | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Urinal | Inspected |

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| Question | Response |
|---|---------------------------|
| FIXTURES | Inspected |
| Student | |
| Urinal | |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| GAS FIRED FURNACE | Does not Exist |
| GAS SERVICE | Inspected |
| Gas Distribution Piping | Inspected |
| Condition | 1 - Good |
| 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 |
| Instance | Boiler Room |
| Instance Condition | 2 - Between Good and Fair |
| Instance Quantity | 1 |
| Instance Quantity Uom | EACH |
| Installation Year | 2014 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| HEATING | Inspected |
| Heating Coil In Ductwork | Does not Exist |
| Hydronic Heating | Inspected |
| Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Backflow Preventer | Does not Exist |
| Hot Water Heat Exchanger | Does not Exist |
| Radiator/Convactor/Fin Tube | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Steam Heating | Does not Exist |
| Steam supplied by External Sources | Does not Exist |
| Unit Heater/Cabinet Heater | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| HEATING PLANT | Inspected |
| Replacement Quantity | 1,214 |
| Replacement Uom | MBH Net |
| Instance on Penthouse | Inspected |
| Burner Type | Gas |
| Heating Plant Oil Number | N/A |
| Is there a water meter on the boiler make-up water piping? | No |
| Burner Exists? | No |
| Boiler Auxiliaries | Inspected |
| Instance on Penthouse | Inspected |
| Boiler Auxiliary Piping | |
| Instance on Penthouse | Inspected |
| Condition | 1 - Good |

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|--|---|
| HEATING PLANT | |
| Boiler Auxiliaries | |
| Boiler Auxiliary Piping | |
| Deficiency | No deficiencies recorded |
| Boiler Emergency Stop Switch | |
| Instance on Penthouse | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | DEFECTIVE |
| Deficiency Location/Instance | Boiler Room Entrance / Broken Glass Cover |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 5 |
| Purpose of Action | LEVEL 6 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Boiler Feedwater System | |
| Instance on Penthouse | Does not Exist |
| Boiler Feedwater Treatment(Automatic) | |
| Instance on Penthouse | Does not Exist |
| Boiler Flue Exhaust | |
| Instance on Penthouse | Does not Exist |
| Boiler Make-up Water Backflow Preventer | |
| Instance on Penthouse | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Boiler Room Steam And Condensate Piping | |
| Instance on Penthouse | Does not Exist |
| Boiler Safety Valve | |
| Instance on Penthouse | Does not Exist |
| Boiler System | |
| Instance on Penthouse | Inspected |
| Coal-fired Boiler | |
| Instance on Penthouse | Does not Exist |
| Hot Water Boiler | |
| Instance on Penthouse | Does not Exist |
| Modular Boiler | |
| Instance on Penthouse | Inspected |
| Instance | Boiler Room |
| Instance Condition | 2 - Between Good and Fair |
| Instance Quantity | 607 |
| Instance Quantity Uom | MBH Net |
| Instance Manufacturer | AERCO |
| Equipment | 165428-01 |
| Capacity/Size Quantity | 698 |
| Capacity/Size UOM | MBH Gross |
| Source of Capacity/Size | Documented |
| Installation Year | 2014 |
| Source of Installation | Documented |

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|--|---------------------------|
| HEATING PLANT | |
| Boiler System | |
| Modular Boiler | |
| Deficiency | DEFECTIVE FLUE EXHAUST |
| Deficiency Location/Instance | Boiler Room |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | MAINTENANCE |
| Urgency of Action | PRIORITY 3 |
| Purpose of Action | LEVEL 2 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Instance | Boiler Room |
| Instance Condition | 2 - Between Good and Fair |
| Instance Quantity | 607 |
| Instance Quantity Uom | MBH Net |
| Instance Manufacturer | AERCO |
| Equipment | 165428-02 |
| Capacity/Size Quantity | 698 |
| Capacity/Size UOM | MBH Gross |
| Source of Capacity/Size | Documented |
| Installation Year | 2014 |
| Source of Installation | Documented |
| Deficiency | No deficiencies recorded |
| Steam Boiler | |
| Instance on Penthouse | Does not Exist |
| Fuel System | |
| Instance on Penthouse | Inspected |
| Boiler Fresh Air Louver/Damper | |
| Do Boiler Combustion Air Louvers exist? | Yes |
| Type | Automatic |
| Instance on Penthouse | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Burner/Burner Control Panel | |
| Instance on Penthouse | Does not Exist |
| Fuel Oil Storage/Supply System | |
| Instance on Penthouse | Does not Exist |
| Gas Trains And Vent At The Boiler | |
| Instance on Penthouse | Does not Exist |
| Enclosed IDF Room | |
| Instance on Penthouse | Does not Exist |
| KITCHEN | |
| Instance on 1st Floor | Inspected |
| CO Detector | |
| Instance on 1st Floor | Inspected |
| Condition | 4 - Between Fair and Poor |

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| Question | Response |
|--------------------------------------|---------------------------|
| KITCHEN | |
| CO Detector | |
| 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 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Gas System | |
| | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Grease Trap | |
| | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Hood | |
| | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Hood Exhaust Ductwork | |
| | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Hood Exhaust Fan | |
| | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Hood Fire Suppression System | |
| | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Hot Water Temperature Booster | |
| | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Kitchen Sink | |
| | Inspected |
| Instance on 1st Floor | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| MDF Room | |
| | Inspected |
| Instance on Room 307 | Inspected |
| Dedicated A/C Equipment | |
| | Inspected |
| Instance on Room 307 | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| SCIENCE DEMO ROOM | |
| | Does not Exist |

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| Question | Response |
|-------------------------------------|---------------------------|
| SCIENCE LAB | Inspected |
| Instance on Rooms 401, 414 | Inspected |
| Alternative use | No |
| Acid Waste Neutralizing Tank | Inspected |
| Instance on Rooms 401, 414 | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| CO Detector | Inspected |
| Instance on Rooms 401, 414 | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Emergency Shower | Does not Exist |
| Instance on Rooms 401, 414 | Does not Exist |
| Eye Wash | Inspected |
| Instance on Rooms 401, 414 | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Hood Exhaust Ductwork | Does not Exist |
| Instance on Rooms 401, 414 | Does not Exist |
| Hood Exhaust Fan | Does not Exist |
| Instance on Rooms 401, 414 | Does not Exist |
| Fixed Laboratory Hood | Does not Exist |
| Instance on Rooms 401, 414 | Does not Exist |
| Laboratory Sink | Inspected |
| Instance on Rooms 401, 414 | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Make-up Air Unit | Does not Exist |
| Instance on Rooms 401, 414 | Does not Exist |
| SCIENCE PREP ROOM | Inspected |
| Instance on Room 402 | Inspected |
| Alternative use | No |
| Acid Waste Neutralizing Tank | Inspected |
| Instance on Room 402 | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| CO Detector | Inspected |
| Instance on Room 402 | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Emergency Shower | Inspected |
| Instance on Room 402 | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Eye Wash | Inspected |
| Instance on Room 402 | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Hood Exhaust Ductwork | Inspected |
| Instance on Room 402 | Inspected |

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| Question | Response |
|---|--------------------------------------|
| SCIENCE PREP ROOM | |
| Hood Exhaust Ductwork | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Hood Exhaust Fan | Inspected |
| Instance on Room 402 | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Fixed Laboratory Hood | Inspected |
| Instance on Room 402 | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Laboratory Sink | Inspected |
| Instance on Room 402 | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Make-up Air Unit | Does not Exist |
| Instance on Room 402 | Does not Exist |
| SPRINKLERS, STANDPIPE, FIRE SYSTEM | |
| Dry Sprinkler Alarm Valve Assembly | Does not Exist |
| Wet Sprinkler Alarm Valve Assembly | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | NOT IN USE |
| Deficiency Location/Instance | Fire Booster Pump Assembly Room 102A |
| Deficiency Quantity | 1 |
| Quantity Uom | EACH |
| Potential Action | NO ACTION |
| Urgency of Action | PRIORITY 1 |
| Purpose of Action | LEVEL 1 |
| Deficiency Photo1 | No photo recorded |
| Violations | No violations recorded. |
| Fire Booster Pump Assembly | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Roof Tank | Does not Exist |
| Siamese Connection | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Sprinkler Head | Inspected |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Sprinkler Piping | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Standpipe System | Inspected |
| Hose Valve Assembly | Inspected |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Piping | Inspected |
| Condition | 1 - Good |

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| Question | Response |
|---|---------------------------|
| SPRINKLERS, STANDPIPE, FIRE SYSTEM | Inspected |
| Standpipe System | Inspected |
| Piping | |
| Deficiency | No deficiencies recorded |
| Water Gong | Does not Exist |
| SWIMMING POOL | Does not Exist |
| VENTILATION | Inspected |
| Is the building mechanically ventilated? | Yes |
| Exhaust Fan | Inspected |
| Approximate Total # of Fans | 1-25 |
| Condition | 2 - Between Good and Fair |
| Deficiency | No deficiencies recorded |
| Heating And Ventilating Unit | Does not Exist |
| Metal Ductwork | Inspected |
| Are there any uninsulated ductwork by design in Mechanical Rooms? | No |
| Are there chain operated dampers? | No |
| Condition | 1 - Good |
| Deficiency | No deficiencies recorded |
| Supply Fan | Does not Exist |
| Unit Ventilator | Does not Exist |