

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Mechanical Inspection

Q593

Asset: P.S. @ 140 BEACH 112 STREET - QUEENS, 140 BEACH 112 STREET, New York, 11694

Inspection Id	Inspection Type	Time In	Last Edited
ME : Q593	Mechanical	2024-04-02 7:21 AM	2024-05-03 1:48 PM

Asset Data

Question	Answer
Are there fuel tanks?	Yes
Total # of above ground tanks	0
Total capacity of all above ground tanks in gal.	0
Total # of below ground tanks	1
Total capacity of all below ground tanks in gal.	20,000
Total # of water main service entries to the asset	1
MERs/Fan Rooms Locations	None
Are there any spaces with Missing or Defective CO Detectors?	No
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: Packaged / Rooftop Unit for Cafeteria; DX Split System for Kitchen Storage Room 051B; Electric Domestic Water Heater (1 of 2); Drinking Fountains (90%); Enclosed IDF Rooms - Dedicated A/C Equipment (DX Split System); Unit Heater/Cabinet Heaters (40%); Kitchen; Science Lab; Exhaust Fans
	Years: 2023
	Systems: Unit Heater/Cabinet Heaters in the Cafeteria (60%); Boiler Safety Valves; Fixtures - Students: Toilets (30%)
	Years: 2022
	Systems: Climate Control System - Electric System (Zones Control); Climate Control System - Electric System (Heat Timer); Electric Domestic Water Heater (1 of 2); Fixtures - Students: Toilets (70%), Urinals; Heating Plant - Hot Water Boiler (1 of 2), Boiler Auxiliary Piping (50%), Boiler Emergency Stop Switch (1 of 2), Boiler Flue Exhaust (1 of 2), Boiler Make-up Water Backflow Preventer, Boiler Fresh Air Louver/Damper, Burner/Burner Control Panel (1 of 2); Fuel Oil Tank; MDF Room - Dedicated A/C Equipment (Window A/C)
	Years: 2020

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
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
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected

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Question	Response
AIR CONDITIONING	
DX Split System	
Outdoor Unit	
Condition	1 - Good
Deficiency	No deficiencies recorded
Dry Cooler	Does not Exist
Packaged / Rooftop Unit	Inspected
Instance	Main Roof
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Source of Heating	Electric
Refrigerant Type	R-410A
Instance Manufacturer	Petra
Equipment	RTU-1
Capacity/Size Quantity	24
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2023
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	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	Does not Exist
Hybrid System	Does not Exist
Electric System	Inspected
Instance	Throughout (Heat Timer)
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
Instance	Throughout (Zone Control)
Instance Condition	1 - Good
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	61-80%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Behind the Gymnasium adjacent to Room 044 (1 of 4)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE

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Question	Response
CLIMATE CONTROL SYSTEM	
Electric System	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
COMPACTOR	Does not Exist
CONVEYING	Inspected
Dumbwaiter	Does not Exist
Elevator	Inspected
Are all the existing elevators operable?	Yes
Condition	3 - Fair
Deficiency	No deficiencies recorded
Escalator	Does not Exist
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	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not Exist
Pressure Booster System	Does not Exist
Water Service	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not Exist
Domestic Water Heat Exchanger	Does not Exist
Electric Domestic Water Heater	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	Does not Exist
Heat Pump Domestic Water Heater	Does not Exist
Oil Fired Domestic Water Heater	Does not Exist
Domestic Water Distribution Piping	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Boiler Room adjacent to Boiler #2 (Rusty)
Deficiency Quantity	1
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.

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
Interior Storm Piping	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3 - Fair
Deficiency	SEWAGE/WASTE PIPING: DEFECTIVE/LEAKS
Deficiency Location/Instance	Kitchen (pipe connected to sink)
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	INTERIOR FLOOR DRAIN: 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
Deficiency Photo1	No photo recorded
Violations	No violations 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	3 - Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Staff Toilet Rooms 202, 211A, 302A, 317A
Deficiency Quantity	4
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.
Toilet	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Staff Toilet Rooms 103, 302A
Deficiency Quantity	2

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Question	Response
FIXTURES	
Staff And Other	
Toilet	
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.
Urinal	
	Does not Exist
Student	
	Inspected
Drinking Fountain	
	Inspected
Condition	3 - Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Corridor adjacent to Room 208
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.
Lavatory/Sink	
	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Locker Room Shower	
	Does not Exist
Sink And Fountain Combo Unit	
	Does not Exist
Toilet	
	Inspected
Condition	1 - Good
Deficiency	CLOGGED/LEAKING
Deficiency Location/Instance	Boys Toilet Room 206
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.
Urinal	
	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
	Does not Exist
GAS SERVICE	
	Does not Exist
HEATING	
	Inspected
Heating Coil In Ductwork	
	Does not Exist
Hydronic Heating	
	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	
	Inspected
Condition	3 - Fair
Deficiency	PIPING: DEFECTIVE/LEAKS

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Question	Response
HEATING	
Hydronic Heating	
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	
Deficiency Location/Instance	Boiler Room (pipe connected to pump's discharge, rusty)
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	PIPING: DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Deficiency	PIPING: DEFECTIVE VALVE
Deficiency Location/Instance	Boiler Room adjacent to Boiler #2 (Rusty)
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.
Backflow Preventer	Does not Exist
Hot Water Heat Exchanger	Does not Exist
Radiator/Convactor/Fin Tube	Inspected
Condition	3 - Fair
Deficiency	RADIATOR/CONVECTOR: DAMAGED GUARD/SHIELD
Deficiency Location/Instance	Stair D/2, Corridor adjacent to Room 202
Deficiency Quantity	2
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.
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	7,796

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Question	Response
HEATING PLANT	
Replacement Uom	MBH Net
Instance on 1st Floor	Inspected
Burner Type	Oil
Heating Plant Oil Number	2
Is there a water meter on the boiler make-up water piping?	No
Burner Exists?	Yes
Burner Manufacturer	Industrial Combustion
Burner Model Number	MMG-63P
Boiler Auxiliaries	Inspected
Instance on 1st Floor	Inspected
Boiler Auxiliary Piping	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on 1st Floor	Does not Exist
Boiler Feedwater Treatment(Automatic)	
Instance on 1st Floor	Does not Exist
Boiler Flue Exhaust	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on 1st Floor	Does not Exist
Boiler Safety Valve	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Boiler System	
Instance on 1st Floor	Inspected
Coal-fired Boiler	
Instance on 1st Floor	Does not Exist
Hot Water Boiler	
Instance on 1st Floor	Inspected
Instance	Boiler Room
Instance Condition	3 - Fair
Instance Quantity	3,898
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Titusville Iron Works Co.
Equipment	96062-02
Capacity/Size Quantity	3,898

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Question	Response
HEATING PLANT	
Boiler System	
Hot Water Boiler	
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Inspector Estimate
Installation Year	1959
Source of Installation	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1 - Good
Instance Quantity	3,898
Instance Quantity Uom	MBH Net
Cast Iron Boiler?	No
Instance Manufacturer	Best Boilers
Equipment	96062-01
Capacity/Size Quantity	3,898
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Inspector Estimate
Installation Year	2020
Source of Installation	Documented
Deficiency	DEFECTIVE AUXILIARY (GAUGES, GASKETS ETC.)
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.
Modular Boiler	
Instance on 1st Floor	Does not Exist
Steam Boiler	
Instance on 1st Floor	Does not Exist
Fuel System	
Instance on 1st Floor	Inspected
Boiler Fresh Air Louver/Damper	
Do Boiler Combustion Air Louvers exist?	Yes
Type	Fixed Louver
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
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

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Question	Response
HEATING PLANT	
Fuel System	
Burner/Burner Control Panel	
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Fuel Oil Storage/Supply System	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on 1st Floor	Does not Exist
Enclosed IDF Room	Inspected
Instance on Rooms 107, 318	Inspected
Dedicated A/C Equipment	
Instance on Rooms 107, 318	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance on 1st Floor	Inspected
CO Detector	
Instance on 1st Floor	Not Required
Gas System	
Instance on 1st Floor	Does not Exist
Grease Trap	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on 1st Floor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Kitchen Sink	
Instance on 1st Floor	Inspected
Condition	1 - Good

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Question	Response
KITCHEN	
Kitchen Sink	
Deficiency	MISSING AIR GAP
Deficiency Location/Instance	Kitchen
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.
MDF Room	
	Inspected
Instance on Room 212	Inspected
Dedicated A/C Equipment	
	Inspected
Instance on Room 212	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Does not Exist
SCIENCE LAB	
	Inspected
Instance on Room 210	Inspected
Alternative use	Yes
Acid Waste Neutralizing Tank	
	Does not Exist
Instance on Room 210	Does not Exist
CO Detector	
	Not Required
Instance on Room 210	Not Required
Emergency Shower	
	Does not Exist
Instance on Room 210	Does not Exist
Eye Wash	
	Inspected
Instance on Room 210	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
	Does not Exist
Instance on Room 210	Does not Exist
Hood Exhaust Fan	
	Does not Exist
Instance on Room 210	Does not Exist
Fixed Laboratory Hood	
	Does not Exist
Instance on Room 210	Does not Exist
Laboratory Sink	
	Inspected
Instance on Room 210	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Make-up Air Unit	
	Does not Exist
Instance on Room 210	Does not Exist
SCIENCE PREP ROOM	
	Does not Exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Does not Exist
SWIMMING POOL	
	Does not Exist
VENTILATION	
	Inspected
Is the building mechanically ventilated?	Yes
Exhaust Fan	
	Inspected

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Question	Response
VENTILATION	
Exhaust Fan	Inspected
Approximate Total # of Fans	1-25
Condition	1 - Good
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	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Supply Fan	Does not Exist
Unit Ventilator	Does not Exist