

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Architectural Inspection

Q727

Asset: P.S. 106 TRANSPORTABLE - Q, 180 BEACH 35 STREET, New York, 11691

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q727	Architectural - Senior	2024-04-09 10:40 AM	2024-04-25 2:36 PM
AA : Q727	Architectural - Associate	2024-04-09 11:06 AM	2024-04-23 2:56 PM

Asset Data

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	1,300
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 Number of Classrooms	2
Comments on the Year Built	2002
Student Population	50
Staff Population	2
Weather	Fair
Principal(s) Information	
Principal Name	Althea Johnson
Organization	P.S. 106 Transportable - Queens
Did you meet with this Principal?	Yes
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal's comments are as follows: 1. The toilets are not working. 2. Air quality needs to be improved.
Custodian	Was not present
Fireman	Rupert Palmer
Facade Photo	



Facade A - Southeast View

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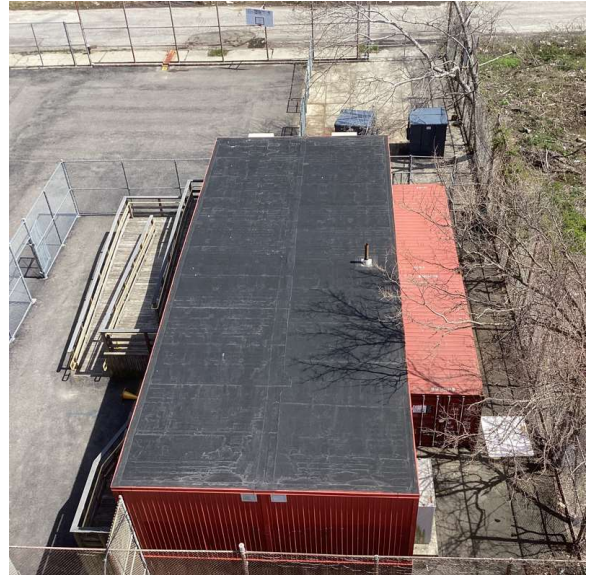
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Main Entrance Photo



Facade A - Unit T1

Roof Photo



Roof 1 - East view

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Exterior Walls - repairs

Year: 2023

Systems: Exterior Walls - repairs

Year: 2018

Systems: Exterior Stairs/Ramps - repairs

Year: 2012

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

No

Priority Condition

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

Structural Engineer Required

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
(P)						

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No condition recorded

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	Yes

Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Fire Listening Alarm System	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	Yes		Yes			
Interior Corridors and Lobbies			Yes			
Interior Elevators	No					
Interior Lobby Doors and Hardware			Yes			
Interior Ramps	No					

Rooms & Spaces

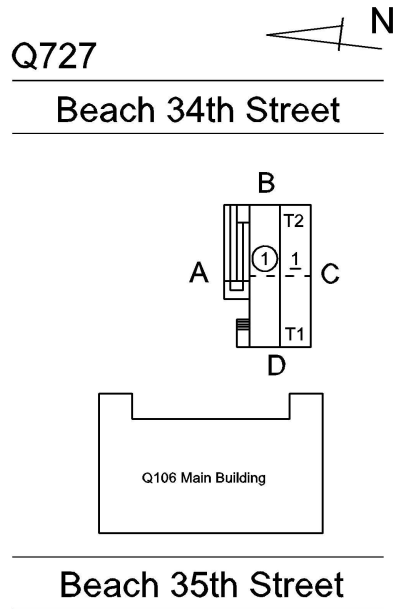
Art Rooms		No				
Auditorium		No				
Cafeteria		No				
Classrooms	1st Floor - T1	Yes		Yes		
Computer Rooms		No				
Gymnasium		No				
Library		No				
Main Office		No				
Multi-purpose Room		No				
Nurse's Room		No				
Pool		No				
Science Lab		No				
Toilet Rooms (Boys)	Room T1 (Unisex)	Yes		Yes		
Toilet Rooms (Girls)	Room T1 (Unisex)	Yes		Yes		
Toilet Rooms (Staff)	Room T2 (Unisex)	Yes		Yes		

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Building Template




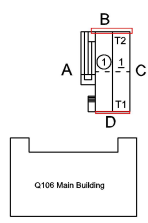
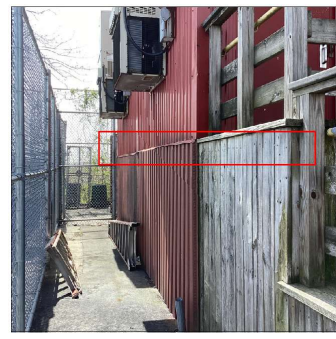
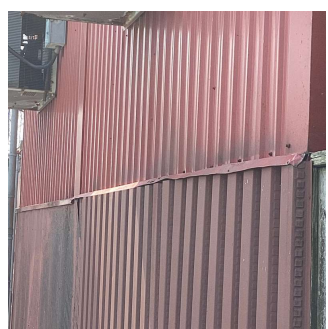
Inspection

Question	Response
Architectural	
EXTERIOR	Inspected
AWNINGS AND CANOPIES	Does not Exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	3 - Fair
Deficiency	METAL: DETERIORATED DOOR AND FRAME - MINOR DETERIORATION
Roof Plan reference	
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.
DOOR HARDWARE	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
EXTERIOR WALLS	Inspected
Material Type(s)	Steel

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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Replacement Quantity	2,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	5 - Poor
Instance Quantity	2,000
Instance Quantity Uom	S.F.
Deficiency	METAL PANEL: DAMAGED TRIM
Roof Plan reference	<p>Q727 </p> <p align="center">Beach 34th Street</p>  <p align="center">G108 Main Building</p> <p align="center">Beach 35th Street</p>
Elevation	
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade B No violations recorded.
Deficiency	METAL PANEL: MAJOR RUSTING

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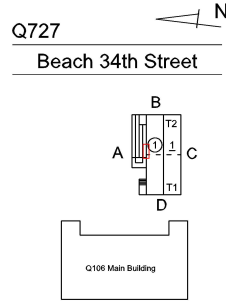
Question

Response

EXTERIOR

EXTERIOR WALLS

Roof Plan reference



Elevation



Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



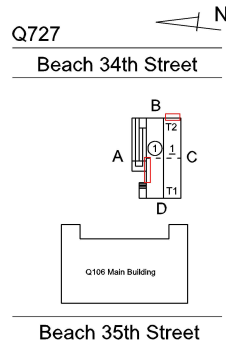
Facade A

No violations recorded.

Deficiency

METAL PANEL: SEVERE DENTS

Roof Plan reference



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
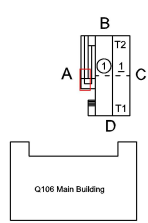
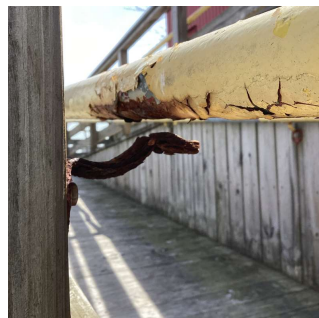
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Question	Response
EXTERIOR	
EXTERIOR WALLS	
Elevation	
Deficiency Quantity	200
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade A No violations recorded.
EXTERIOR SOFFITS	Does not Exist
LOUVER	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
ROOF	Inspected
Roofing	Inspected
Replacement Quantity	1,300
Replacement Uom	S.F.
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Does not Exist
ROOFING	Inspected
Instance on Single Ply, Mechanically Fastened Roof: Roof 1	Inspected
Instance Condition	3 - Fair
Instance Photo	
	Roof 1
Instance Quantity	1,300
Instance Quantity Uom	S.F.

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Question	Response
EXTERIOR	
ROOF	
Roofing	
ROOFING	
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	2002
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
STAIRS/RAMPS: EXTERIOR	
	Inspected
RAILINGS	
	Inspected
Condition	3 - Fair
Deficiency	BROKEN BRACKET
Roof Plan reference	<p>Q727 </p> <p align="center">Beach 34th Street</p>  <p align="center">Beach 35th Street</p>
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade A No violations recorded.
STAIRS/RAMPS	
	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
WINDOWS	
	Inspected
Replacement Quantity	100
Replacement Uom	S.F.
EXTERIOR GUARDS	
	Inspected
Condition	3 - Fair
Deficiency	RUST - MAJOR

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Question	Response
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EXTERIOR

WINDOWS

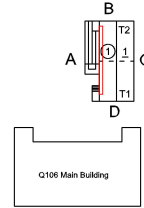
EXTERIOR GUARDS

Roof Plan reference

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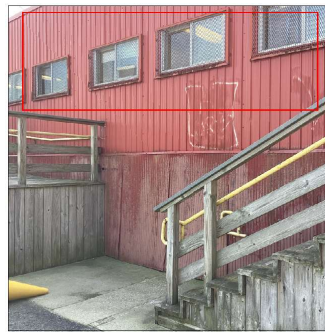


Beach 34th Street



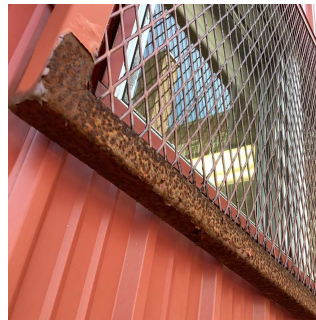
Beach 35th Street

Elevation



Deficiency Quantity
 Quantity Uom
 Potential Action
 Urgency of Action
 Purpose of Action
 Deficiency Photo1

100
 S.F.
 REPLACE
 PRIORITY 4
 LEVEL 2



Facade A
 No violations recorded.

Violations

WINDOWS

Material Type(s)

Inspected
 Aluminum

Instance on Aluminum - Other: Facade A

Inspected

Instance Condition

3 - Fair

Instance Quantity

100

Instance Quantity Uom

S.F.

Are these windows insulated

No

Installation Year

2002

Source of Installation

Custodial Staff

Deficiency

No deficiencies recorded

INTERIOR

Inspected


STRUCTURAL

Inspected

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Question	Response
INTERIOR	
STRUCTURAL	
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
ROOF STRUCTURE	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CLASSROOMS/CORRIDORS/ADMIN SPACES	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	TCU 1/2
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	TCU 1/2
Violations	No violations recorded.
Floor Finish	Inspected
Condition	3 - Fair
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	TCU 1, 2
Deficiency Quantity	50
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
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INTERIOR

CLASSROOMS/CORRIDORS/ADMIN SPACES

Floor Finish

Deficiency Photo1



TCU 2

No violations recorded.

Violations

Deficiency

VINYL TILES: DETERIORATED SUBSTRATE

Deficiency Location/Instance

TCU 1, 2

Deficiency Quantity

200

Quantity Uom

S.F.

Potential Action

REPLACE

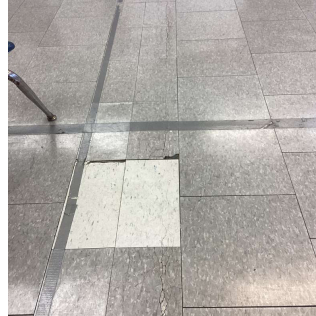
Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo1



TCU 1

No violations recorded.

Violations

Walls

Inspected

Condition

2 - Between Good and Fair

Deficiency

GYPSUM BOARD: DETERIORATED

Deficiency Location/Instance

TCU 1

Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2


Deficiency Photo1



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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	Inspected
Walls	
TCU 1	
Violations	No violations recorded.
INTERIOR DOOR HARDWARE	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
TOILET ROOMS - STAFF	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
TOILET ROOMS - STUDENTS	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	3 - Fair
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	TCU 2
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
TCU 2	
Violations	No violations recorded.
Walls	Inspected
Condition	2 - Between Good and Fair

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Question	Response
INTERIOR	Inspected
TOILET ROOMS - STUDENTS	
Walls	
Deficiency	No deficiencies recorded
SITE	Not Required
ARTWORK	Does not Exist