

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

Architectural Inspection

Q869

**Asset:** P.S. 69 PORTABLE - QUEENS, 77-02 37TH AVENUE, New York, 11372

Inspection Id	Inspection Type	Time In	Last Edited
SA : Q869	Architectural - Senior	2024-03-19 8:19 AM	2024-05-03 2:52 PM
AA : Q869	Architectural - Associate	2024-03-19 10:05 AM	2024-04-01 12:52 PM

**Asset Data**

Question	Answer
Was the building fully accessible for inspection	Yes
Building Square Footage	3,850
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	4
Comments on the Year Built	1990
Student Population	50
Staff Population	4
Weather	Fair
Principal(s) Information	
Principal Name	Nicole Ciorciani
Organization	P.S. 69 Portable - Queens
Did you meet with this Principal?	Yes
Did this Principal provide feedback?	Yes
Summary of Principal's Feedback	The Principal had no comments regarding the physical condition of the building at this time.
Custodian	Was not present
Fireman	Kyle Urban
Facade Photo	



78th Street - Southwest View

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Main Entrance Photo



Facade A - 78th Street

Roof Photo



Roof 1 - Southeast View

Have any Systems/Major Building Components been upgraded?

Yes

Systems: Exterior Doors - replacement; Ramp - repairs

Year: 2018

Systems: Roofing - repairs

Year: 2013

Systems: Roofing, Exterior Guards, Windows - replacement;  
Exterior Walls - repairs

Year: 2004

Have there been any Building Additions?

No

Tandem Schools?

No

Leased Space?

No

**Priority Condition**

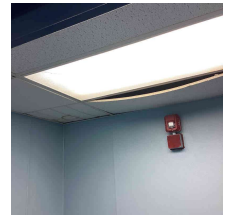
Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	PhotoImage
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No	Potential Falling Debris	Loose ceiling tile is a potential safety hazard.	INTERIOR   TOILET ROOMS - STUDENTS   Ceiling	Room P01A	Kyle Urban	Fireman
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Structural Engineer Required

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

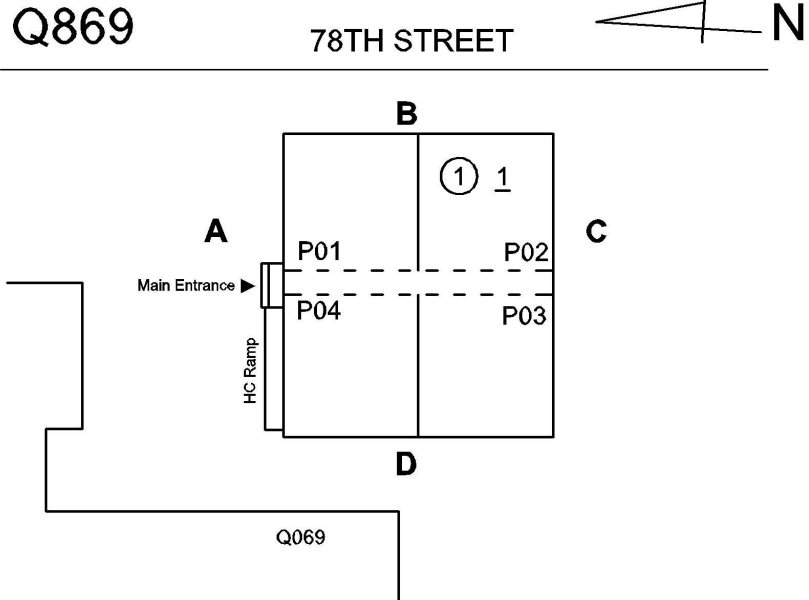
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Physical Breakdown Structure	Exists	Required	Complies	Deficiency	Assistive Listening System	Fire Alarm Strobe
<b>Rooms &amp; Spaces</b>						
Toilet Rooms (Boys)	1st Floor (Unisex)	Yes		Yes		
Toilet Rooms (Girls)	1st Floor (Unisex)	Yes		Yes		
Toilet Rooms (Staff)		No				

Building Template



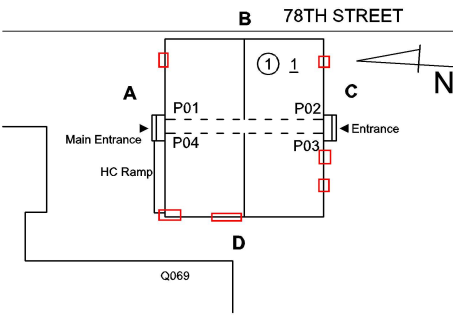


Inspection

Question	Response
<b>Architectural</b>	
<b>EXTERIOR</b>	Inspected
<b>AREAWAY</b>	Does not Exist
<b>AWNINGS AND CANOPIES</b>	Does not Exist
<b>CHIMNEY</b>	Does not Exist
<b>COPING</b>	Does not Exist
<b>CORNICE</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>DOORS</b>	Inspected
<b>DOORS AND FRAMES</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>DOOR HARDWARE</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>LINTELS</b>	Does not Exist
<b>TRANSOM/SIDE LIGHT</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>EXTERIOR WALLS</b>	Inspected
Material Type(s)	Concrete, Steel

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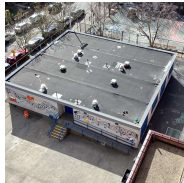
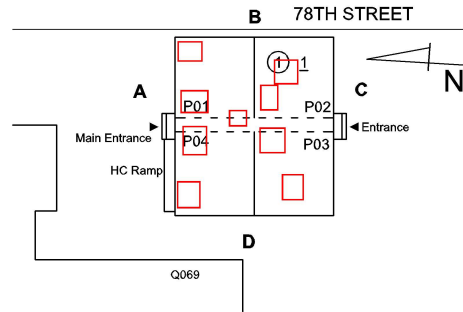
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Question	Response
<b>EXTERIOR</b>	
<b>EXTERIOR WALLS</b>	
Replacement Quantity	3,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	4 - Between Fair and Poor
Instance Quantity	3,000
Instance Quantity Uom	S.F.
Deficiency	STUCCO CEMENT SURFACE: CRACKS, SPALLING
Roof Plan reference	<p><b>Q869</b></p> 
Elevation	
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade D No violations recorded.
<b>EXTERIOR SOFFITS</b>	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LOADING DOCK</b>	
	Does not Exist
<b>LOUVER</b>	
Condition	Inspected
Condition	2 - Between Good and Fair

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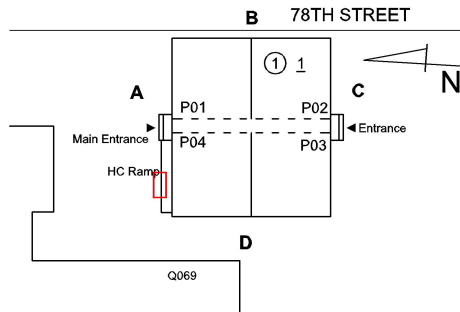

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Question	Response
<b>EXTERIOR</b>	
<b>LOUVER</b>	Inspected
Deficiency	No deficiencies recorded
<b>PARAPETS</b>	Does not Exist
<b>PLAZA DECK</b>	Does not Exist
<b>ROOF</b>	Inspected
<b>Roofing</b>	Inspected
Replacement Quantity	4,000
Replacement Uom	S.F.
<b>ROOF HATCH/SMOKE HATCH</b>	Does not Exist
<b>LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS</b>	Does not Exist
<b>ROOF BARRIER/FENCE</b>	Does not Exist
<b>ROOF CAGE</b>	Does not Exist
<b>ROOFING</b>	Inspected
Instance on Single Ply, Fully Adhered Roof: Roof 1	Inspected
Instance Condition	5 - Poor
Instance Photo	
	Roof 1
Instance Quantity	4,000
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	2004
Source of Installation	Custodial Staff
Deficiency	SINGLE PLY, FULLY ADHERED ROOF: ROOFING: MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE
Roof Plan reference	<b>Q869</b> 
Deficiency Quantity	900
Quantity Uom	S.F.
Potential Action	REPLACE ROOFING WITHOUT MAJOR EQUIPMENT REMOVAL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2

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Question	Response
<b>EXTERIOR</b>	
<b>ROOF</b>	Inspected
<b>Roofing</b>	
<b>ROOFING</b>	
Deficiency Photo1	
Violations	No violations recorded.
<b>ROOFING DRAINS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Specialties</b>	Does not Exist
<b>STAIRS/RAMPS: EXTERIOR</b>	Inspected
<b>BUILDING CHEEK/FLANK WALLS</b>	Inspected
Condition	3 - Fair
Deficiency	CAST IN PLACE CONCRETE: CRACKS/SPALLING - MAJOR
Roof Plan reference	<b>Q869</b>
	
Deficiency Quantity	10
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.

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Question	Response
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**EXTERIOR**

**STAIRS/RAMPS: EXTERIOR**

**RAILINGS**

Inspected

Condition

2 - Between Good and Fair

Deficiency

No deficiencies recorded

**STAIRS/RAMPS**

Inspected

Condition

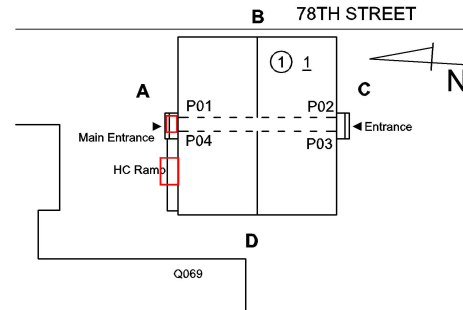
4 - Between Fair and Poor

Deficiency

CONCRETE: CRACKS/SPALLING - MAJOR

Roof Plan reference

**Q869**



Deficiency Quantity

20

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

Deficiency Photo1



Facade A

Violations

No violations recorded.

**WINDOWS**

Inspected

Replacement Quantity

320

Replacement Uom

S.F.

**EXTERIOR GUARDS**

Inspected

Condition

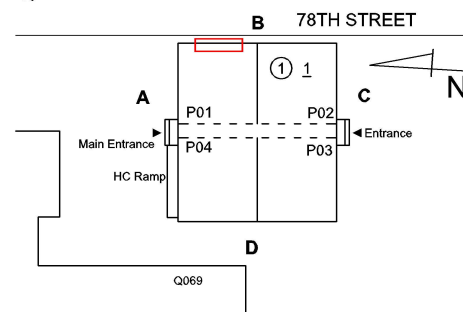
3 - Fair

Deficiency

DETERIORATED/TORN-OUT/MISSING

Roof Plan reference

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Question	Response
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**EXTERIOR**

**WINDOWS**

**EXTERIOR GUARDS**

Elevation



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

10  
S.F.  
REPLACE  
PRIORITY 4  
LEVEL 2



Facade B  
No violations recorded.

Violations

**LINTELS**

Does not Exist

**WINDOWS**

Inspected

Material Type(s)

Aluminum

Instance on Aluminum - Double Hung: Facades B, D

Inspected

Instance Condition

3 - Fair

Instance Quantity

320

Instance Quantity Uom

S.F.

Are these windows insulated

Yes

Installation Year

2004

Source of Installation

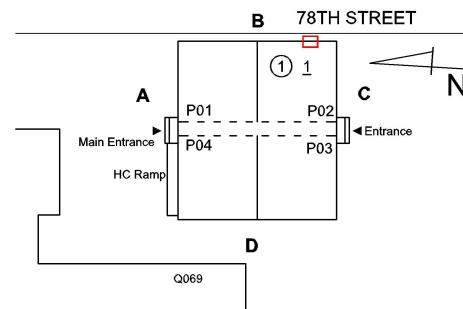
Custodial Staff

Deficiency

ALUMINUM - DOUBLE HUNG: DETERIORATED

Roof Plan reference

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Question	Response
<b>EXTERIOR</b>	
<b>WINDOWS</b>	
<b>WINDOWS</b>	
Elevation	
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE WINDOW
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo1	
Violations	Facade B - Room P02 No violations recorded.
<b>INTERIOR</b>	Inspected
<b>POOLS</b>	Does not Exist
<b>STRUCTURAL</b>	Inspected
<b>COLUMNS/BEAMS/BEARING WALLS</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>FLOOR STRUCTURE</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>FOUNDATION WALLS</b>	Does not Exist
<b>ROOF STRUCTURE</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>VAULTS-BUNKERS</b>	Does not Exist
<b>AUDITORIUM</b>	Does not Exist
<b>CAFETERIA</b>	Does not Exist
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Rooms P01, P02, P03, P04, Corridor near Room P01

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Ceiling</b>	
Deficiency Quantity	100
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Room P01
Violations	No violations recorded.
<b>Door(s)</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	5 - Poor
Deficiency	VINYL TILES: DETERIORATED SUBSTRATE
Deficiency Location/Instance	Corridor near Room P04
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	
	Corridor near Room P04
Violations	No violations recorded.
Deficiency	VINYL TILES: BROKEN/DETERIORATED/MISSING TILES
Deficiency Location/Instance	Rooms P01, P02, P03, P04, Corridor near Room P03 and others
Deficiency Quantity	600
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
<b>INTERIOR</b>	
<b>CLASSROOMS/CORRIDORS/ADMIN SPACES</b>	
<b>Floor Finish</b>	
Deficiency Photo1	
Violations	Room P01 No violations recorded.
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Specialties</b>	Does not Exist
<b>GYMNASIUM</b>	Does not Exist
<b>INTERIOR DOOR HARDWARE</b>	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
<b>INTERIOR GUARDS</b>	Does not Exist
<b>KITCHEN</b>	Does not Exist
<b>LIBRARY</b>	Does not Exist
<b>LOCKER ROOM</b>	Does not Exist
<b>MULTI-PURPOSE ROOM</b>	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>SHOWER ROOM</b>	Does not Exist
<b>STAIRS/RAMPS: INTERIOR</b>	Does not Exist
<b>TOILET ROOMS - STAFF</b>	Does not Exist
<b>TOILET ROOMS - STUDENTS</b>	Inspected
<b>Ceiling</b>	Inspected
Condition	3 - Fair
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Rooms P01A, P02A, P03A, P04A
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2

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Question	Response
<b>INTERIOR</b>	
<b>TOILET ROOMS - STUDENTS</b>	
<b>Ceiling</b>	
Deficiency Photo1	
	Room P01A
Violations	No violations recorded.
Deficiency	ACOUSTIC TILES: DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Rooms P01A
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Deficiency Photo1	
	Room P01A
Violations	No violations recorded.
<b>Door(s)</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Floor Finish</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>Stalls</b>	Does not Exist
<b>Walls</b>	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
<b>LIFE SAFETY</b>	Inspected
<b>F.D. HOLDING AREA</b>	Does not Exist
<b>STEEL STAIRS</b>	Does not Exist
<b>SITE</b>	Not Required
<b>ARTWORK</b>	Does not Exist