

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

Mechanical Inspection

R016

Asset: P.S. 16 - STATEN ISLAND, 195 DANIEL LOW TERRACE, STATEN ISLAND, NY, 10301

Inspection Id	Inspection Type	Time In	Last Edited
3087	MECHANICAL	2024-02-08 08:56AM	2024-03-23 11:32AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Sump Pump (1 of 4) Years: 2023 Systems: F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps; Boiler #1 re-tubed; Sump Pumps (1 of 4) Years: 2022 Systems: MDF Room - Dedicated A/C Equipment (DX Split System); Fixtures - Toilets (~20%) Years: 2020 Systems: Climate Control System: Pneumatic System - Terminal Unit Controllers, Damper Actuators Years: 2018 Systems: Sump Pumps (2 of 4); Domestic Hot Water Remote Storage Tank; Gas Pressure Booster Years: 2016 Systems: Fixtures - Toilets (~80%) Years: 2015 Systems: Water Service refurbished (2 of 3) Years: 2014
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	15,000
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	Cafeteria - MER; Gymnasium - Fan Room
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Rooms B2, B6, 429, Library - Office (painted, 6)
Are there any Emergency Stop Switches with Missing Hammers?	No components

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
		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	Under construction
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Under construction
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Does not exist

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	Inspected
Instance	Throughout
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
Hybrid System	Does not exist
Electric System	Inspected
Instance	Throughout (Heat Timer System)
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiter	Inspected
Condition	4- Between Fair and Poor
Are all the existing dumbwaiters operable?	No
Deficiency	No deficiencies recorded
Elevator	Does not exist
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	Water/Gas Meter Room B1, Room B10
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Water/Gas Meter Room B1, Room B10
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Water/Gas Meter Room B1
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Water/Gas Meter Room B1
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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
Gas Fired Domestic Water Heater	
	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Laars
EquipmentId	N/A
Capacity/Size Quantity	500
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2006
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	
	Does not exist
Heat Pump Domestic Water Heater	
	Does not exist
Domestic Water Distribution Piping	
	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room B3
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Room B3
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
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	INTERIOR FLOOR DRAIN:DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Toilet Room 310

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Sewage/Waste/Vent Piping	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	VENT PIPING:CLOGGED
Deficiency Location/Instance	Main Roof
Deficiency Quantity	50
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Cafeteria - MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
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	Room 112
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	3- Fair

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Question	Response
FIXTURES	
Student	
Drinking Fountain	
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	
	Does not exist
Sink And Fountain Combo Unit	
Condition	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Rooms 224, 302
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Toilet	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	
	Inspected
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Toilet Room 422
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
GAS FIRED FURNACE	
	Does not exist
GAS SERVICE	
	Inspected
Gas Distribution Piping	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	
	Does not exist
Gas Meter Room Vent	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	
	Inspected
Instance	School Yard - Gas Booster Enclosure
Instance Condition	2- Between Good and Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Ametek
EquipmentId	N/A
Capacity/Size Quantity	1080
Capacity/Size UOM	SCFH
Source of Capacity/Size	Documented
Installation Year	2016
Source of Installation Year	Documented
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	School Yard - Gas Booster Enclosure

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GAS SERVICE	
Gas Pressure Booster	
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
CO/Gas Leak Detection	
	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2006
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
HEATING	
	Inspected
Heating Coil In Ductwork	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Hydronic Heating	
	Does not exist
Radiator/Convactor/Fin Tube	
	Inspected
Condition	3- Fair
Deficiency	AUXILIARY (VALVE, VENT):DEFECTIVE
Deficiency Location/Instance	Corridor near Room 106
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	
	Inspected
F&T/Steam Drip Trap	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
	Inspected
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Cafeteria - MER
Deficiency Quantity	80
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Piping	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	
	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE CONTROLS
Deficiency Location/Instance	Cafeteria - MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR

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Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Pumping System	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Cafeteria - MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Cafeteria - MER
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Boiler Room, Rooms B1, B3, B10
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Does not exist
HEATING PLANT	
Instance on Basement	Inspected
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	Yes
Burner Manufacturer	Gordon-Piatt
Burner Model	N/A
Burner Type	Oil
Heating Plant Oil Number	2(B10)
Boiler Auxiliaries	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater System	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	FEEDWATER TANK:DEFECTIVE TANK AUXILIARIES(AUTO FEEDWATER VALVE, LOW LEVEL CUT OFF,ETC)
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	40
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not exist
Hot Water Boiler	

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HEATING PLANT	
Boiler System	
Hot Water Boiler	
Instance on Basement	Does not exist
Modular Boiler	
Instance on Basement	Does not exist
Steam Boiler	
Instance on Basement	Inspected
Instance on Basement	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	4,720
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	National U.S. Radiator Corp.
EquipmentId	52047-1
Capacity/Size Quantity	4720
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1966
Source of Installation Year	Documented
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Boiler Room
Instance Condition	4- Between Fair and Poor
Instance Quantity	4,720
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	National U.S. Radiator Corp.
EquipmentId	52047-2
Capacity/Size Quantity	4720
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1966
Source of Installation Year	Documented
Deficiency	DEFECTIVE STRUCTURAL ELEMENTS(TUBE SHEETS, STAY BOLTS, ETC.
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	RUSTED CASING

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fuel System	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Instance Condition	4- Between Fair and Poor
Type	Automatic
Deficiency	DEFECTIVE ACTUATOR
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Instance Condition	3- 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
Violations	No violations recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement	Does not exist
Enclosed IDF Room	
	Does not exist
KITCHEN	
	Inspected
Instance on 2nd Floor	Inspected
CO Detector	
Instance on 2nd Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Gas System	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 2nd Floor	Does not exist
Hood	
Instance on 2nd Floor	Inspected

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Question	Response
KITCHEN	
Hood	
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 2nd Floor	Does not exist
Hot Water Temperature Booster	
Instance on 2nd Floor	Does not exist
Kitchen Sink	
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF Room	
Instance on Room 312	Inspected
Dedicated A/C Equipment	
Instance on Room 312	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
	Does not exist
SCIENCE PREP ROOM	
	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not exist
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fire Booster Pump Assembly	Does not exist
Roof Tank	Does not exist
Siamese Connection	Does not exist
Sprinkler Head	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms B2, B6, 429, Library - Office (painted, 6)
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	Does not exist
Water Gong	Does not exist
SWIMMING POOL	
	Does not exist
VENTILATION	
	Inspected

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Question	Response
VENTILATION	
Is the building Mechanically ventilated?	Yes
Exhaust Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Main Roof / 4H, EF-6 (bearing)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Heating And Ventilating Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Metal Ductwork	Inspected
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	Yes
Are there chain operated dampers?	No
Deficiency	No deficiencies recorded
Supply Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-5
Deficiency	No deficiencies recorded
Unit Ventilator	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE FRESH AIR INTAKE
Deficiency Location/Instance	Room 100
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded