

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

R031

Asset: P.S. 31 - STATEN ISLAND, 55 LAYTON AVENUE, STATEN ISLAND, NY, 10301

Inspection Id	Inspection Type	Time In	Last Edited
4321	MECHANICAL	2024-03-28 09:02AM	2024-04-12 10:20AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Drinking Fountains (~50%) Years: 2024 Systems: Unit Ventilators; F&T/Steam Drip Traps; MER Steam and Condensate Piping (~50%) Years: 2023 Systems: Fixtures - Toilets Years: 2021 Systems: Kitchen - Grease Traps Years: 2020 Systems: Electric Domestic Water Heater; Gas Meter Room Exhaust Fan Years: 2013
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	16,000
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	2
MERs/Fan Rooms Locations	MER 147, 3rd Floor MER
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Rooms B3, 127, 224, 320, Library (painted, 9)
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	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Under construction
Pneumatic System	Does not exist
Hybrid System	Does not exist
Electric System	Does not exist
COMPACTOR	Does not exist
CONVEYING	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	Basement - Room B1, Crawlspace
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE

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

Mechanical Inspection

R031

Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Water Service	
Deficiency Location/Instance	Basement - Room B1, Crawlspace
Deficiency Quantity	2
Quantity Uom	EACH
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	
Does not exist	
Domestic Water Heat Exchanger	
Does not exist	
Electric Domestic Water Heater	
Inspected	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Fired Domestic Water Heater	
Does not exist	
Oil Fired Domestic Water Heater	
Does not exist	
Heat Pump Domestic Water Heater	
Under construction	
Domestic Water Distribution Piping	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies 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	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Rooms B5, B6
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	
Does not exist	
Sump Pump	
Under construction	
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	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Toilet	
Inspected	

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

Mechanical Inspection

R031

Question	Response
FIXTURES	
Staff And Other	
Toilet	
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Inspected
Instance on 2nd Floor	Inspected
Instance Condition	3- Fair
Alternative Use	Yes
Deficiency	No deficiencies recorded
Sink And Fountain Combo Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies 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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	Does not exist
Gas Pressure Booster	Does not exist
CO/Gas Leak Detection	Under construction
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	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	1- Good
Deficiency	DEFECTIVE
Deficiency Location/Instance	3rd Floor MER
Deficiency Quantity	3

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

Mechanical Inspection

R031

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HEATING	
Steam Heating	
F&T/Steam Drip Trap	
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
MER Steam and Condensate Piping	
Inspected	
Condition	2- Between Good and Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MER 147, 3rd Floor MER
Deficiency Quantity	60
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	
Under construction	
Steam Piping	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	
Does not exist	
Unit Heater/Cabinet Heater	
Under construction	
HEATING PLANT	
Inspected	
Instance on Basement	Under construction
Enclosed IDF Room	
Does not exist	
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
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair

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

Mechanical Inspection

R031

Question	Response
KITCHEN	
Hood Exhaust Fan	
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 1st Floor	Does not exist
Hot Water Temperature Booster	
Instance on 1st Floor	Does not exist
Kitchen Sink	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	Missing Air Gap
Deficiency Location/Instance	Kitchen (3 of 3)
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
MDF Room	Inspected
Instance on Room 223	Inspected
Dedicated A/C Equipment	
Instance on Room 223	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Inspected
Instance on Room 202/204	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room 202/204	Does not exist
CO Detector	
Instance on Room 202/204	Not required
Emergency Shower	
Instance on Room 202/204	Does not exist
Eye Wash	
Instance on Room 202/204	Does not exist
Hood Exhaust Ductwork	
Instance on Room 202/204	Does not exist
Hood Exhaust Fan	
Instance on Room 202/204	Does not exist
Fixed Laboratory Hood	
Instance on Room 202/204	Does not exist
Laboratory Sink	
Instance on Room 202/204	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room 202/204	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

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Mechanical Inspection

R031

Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
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 B3, 127, 224, 320, Library (painted, 9)
Deficiency Quantity	9
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
Is the building Mechanically ventilated?	Yes
Exhaust Fan	Inspected
Condition	3- Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Roof / T-3, T-11
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Heating And Ventilating Unit	Does not exist
Metal Ductwork	Inspected
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	Yes
Are there chain operated dampers?	No
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Cafeteria, Gymnasium
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	MER 147
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	Inspected
Condition	3- Fair

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Building Condition Assessment Survey 2023-2024

Mechanical Inspection

R031

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VENTILATION	
Supply Fan	
Approximate Total # of Fans	1-5
Deficiency	No deficiencies recorded
Unit Ventilator	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded