

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

Architectural Inspection

R881

Asset: PETRIDES COMPLEX - (BLDG H) - S.I., 715 OCEAN TERRACE, STATEN ISLAND, NY, 10301

Inspection Id	Inspection Type	Time In	Last Edited
4472	ARCHITECTURAL - ASSOCIATE	2024-04-02 03:14PM	2024-04-03 10:35AM
4545	ARCHITECTURAL - SENIOR	2024-04-02 08:26AM	2024-05-28 01:28PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	No
Inspection Inaccessible Comment	Roof (no ladder)
Principal(s) Information	
Principal Name	N/A
Principal Organization	N/A
Meeting with Principal?	No
Principal Feedback	See Comments from R880
Custodian	Shaun Lennan
Was the Custodian Present?	Yes
Fireman	Thomas Bickerton
Was the Fireman Present?	Yes
Building Square Footage	10,000
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 Year Built	1967
Student Population	0
Staff Population	0
Comments on the Number of Classrooms	0
Weather	Heavy Rain
Facade Photo	



Safety City Boulevard - West View

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Main Entrance Photo



Facade A - Safety City Boulevard

Roof Photo



Roof 1 - East View (from R080)

Do Stormwater Management/Green Infrastructure systems exist?
Type

Have any Systems/Major Building Components been upgraded?

Have there been any New Building Additions?
Tandem

Leased Space?

No

No Storm Water Management Type Selected

Systems: New Roof and Interior upgrades for DOE use.

Years: 2016

No New Construction

No Tandem

No

Priority Condition

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

Structural Engineer Required

Structural Condition Type	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
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	No
Are ALL occupied Spaces on the accessible route?	Yes
Are there accessible toilets In the building?	No

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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
PROGRAMMATIC ACCESSIBILITY						
Exterior Routes						
Exterior Entrances & Exits		Yes				
Exterior H/C Lifts	No		No			
Exterior Ramps and Railings	No		No			
Interior Routes						
Corridor and Lobby H/C Lifts	No		No			
Interior Corridor Doors And Hardware	No		No			
Interior Corridors & Lobbies		Yes				
Interior Elevators	No					
Interior Lobby Doors And Hardware		Yes				
Interior Ramps	No					
Rooms & Spaces						
Art Rooms	No					
Auditorium	No					
Cafeteria	No					
Classrooms	No					
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office	No					
Multi-purpose Room	No					
Nurse's Office	No					
Pool	No					
Science Lab	No					
Toilet Rooms (boys)	No					
Toilet Rooms (girls)	No					
Toilet Rooms (staff)						
1st Floor - Men's and Women's	Yes	No				

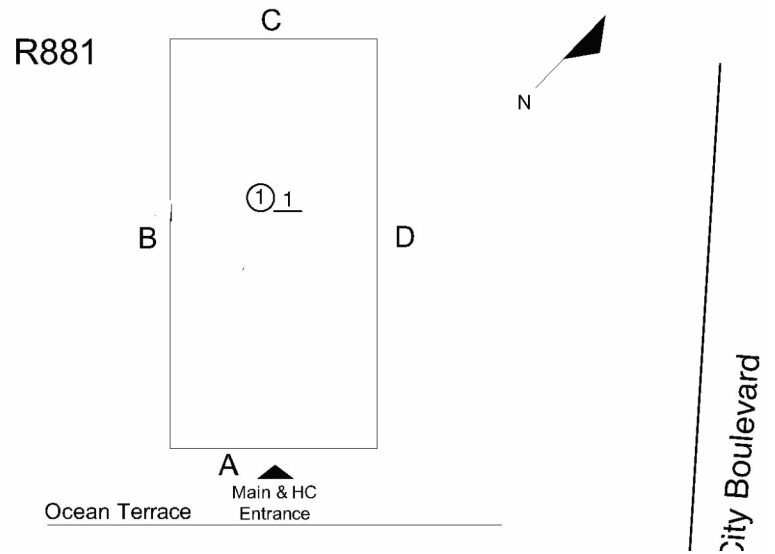
ACCESSORY
ARRANGEMENT
INSUFFICIENT LATCH
CLEARANCE

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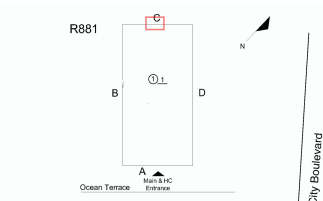

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Building Template



Inspection

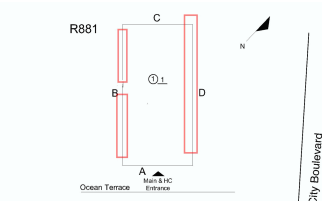

Question	Response
Architectural	
EXTERIOR	Inspected
AREAWAY	Does not exist
AWNINGS AND CANOPIES	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CHIMNEY	Does not exist
COPING	Does not exist
CORNICE	Does not exist
DOORS	Inspected
DOORS AND FRAMES	Inspected
Condition	5- Poor
Deficiency	METAL:DETERIORATED DOOR AND FRAME - MAJOR DETERIORATION
Deficiency Location/Instance	
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	

Exit H1

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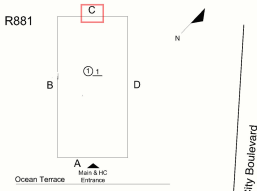

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Question	Response
EXTERIOR	
DOORS	
DOORS AND FRAMES	
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
DOOR HARDWARE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LINTELS	Does not exist
TRANSOM/SIDE LIGHT	Does not exist
EXTERIOR WALLS	Inspected
Material Type(s)	Steel
Replacement Quantity	4,000
Replacement Uom	S.F.
Instance on All Facades	Inspected
Instance Condition	2- Between Good and Fair
Instance Quantity	4,000
Instance Quantity Uom	S.F.
Deficiency	No deficiencies recorded
EXTERIOR SOFFITS	Does not exist
LOADING DOCK	Does not exist
LOUVER	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
PARAPETS	Does not exist
PLAZA DECK	Does not exist
ROOF	Inspected
ROOFING	Inspected
ROOF HATCH/SMOKE HATCH	Does not exist
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	Inspected
Condition	4- Between Fair and Poor
Deficiency	DAMAGED/MISSING
Deficiency Location/Instance	
Deficiency Quantity	250
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Facade B
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
ROOF BARRIER/FENCE	Does not exist

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Question	Response
EXTERIOR	
ROOF	
ROOFING	
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	10,000
Replacement Uom	S.F.
Instance on Metal:Roof 1	Inaccessible
Instance Quantity	10,000
Instance Quantity Uom	S.F.
ROOFING DRAINS	Does not exist
SPECIALTIES	Inspected
BULKHEAD/PENTHOUSE	Does not exist
CUPOLA/ SPIRES/ TOWERS	Does not exist
DORMER	Does not exist
DUNNAGE STEEL	Does not exist
SKYLIGHT/ROOF VENT	Does not exist
ROOF/GRAVITY TANK	Does not exist
STAIRS/RAMPS: EXTERIOR	Inspected
BUILDING CHEEK/FLANK WALLS	Does not exist
RAILINGS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
STAIRS/RAMPS	Inspected
Condition	3- Fair
Deficiency	CONCRETE:CRACKS/SPALLING - MINOR
Deficiency Location/Instance	
Deficiency Quantity	40
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit H1
Violations	No photo recorded No violations recorded
WINDOWS	Inspected
Replacement Quantity	1,000
Replacement Uom	S.F.
EXTERIOR GUARDS	Does not exist
LINTELS	Does not exist
WINDOWS	Inspected

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Question	Response
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EXTERIOR

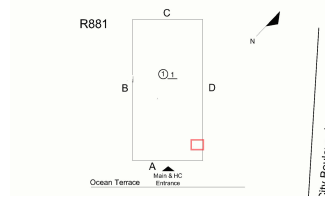
WINDOWS

WINDOWS

Material Type(s)	Aluminum
Instance on Aluminum - Other:All Facades	Inspected
Instance Condition	5- Poor
Instance Quantity	1,000
Instance Quantity Uom	S.F.
Installation Year	1996
Source of Installation Year	Custodial Staff
Are these windows insulated?	No

Deficiency ALUMINUM - OTHER:BROKEN PANE

Roof Plan Reference



Elevation



Elevation Reference

Facade D

Deficiency Quantity

10

Quantity Uom

S.F.

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 5

Purpose of Action

LEVEL 2

Deficiency Photo 1



Room H108

Deficiency Photo 2

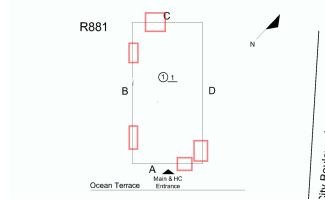
No photo recorded

Violations

No violations recorded

Deficiency ALUMINUM - OTHER:DETERIORATED

Roof Plan Reference




Elevation



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Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Elevation Reference	Facade B
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE WINDOW
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room H108
Violations	No photo recorded No violations recorded
INTERIOR	Inspected
POOLS	Does not exist
STRUCTURAL	Inspected
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
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
ROOF STRUCTURE	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
VAULTS-BUNKERS	Does not exist
AUDITORIUM	Does not exist
CAFETERIA	Does not exist
CLASSROOMS/CORRIDORS/ADMIN SPACES	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
Specialties	Does not exist
GYMNASIUM	Does not exist

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Question	Response
INTERIOR	
INTERIOR DOOR HARDWARE	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Does not exist
KITCHEN	Does not exist
LIBRARY	Does not exist
LOCKER ROOM	Does not exist
MULTI-PURPOSE ROOM	Does not exist
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Does not exist
SHOWER ROOM	Does not exist
STAIRS/RAMPS: INTERIOR	Under construction
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Door(s)	Inspected
Condition	5- Poor
Deficiency	METAL:DAMAGED LOUVER
Deficiency Location/Instance	1st Floor - Women, Man
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	1st Floor - Women
Violations	No photo recorded No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Stalls	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	Does not exist
LIFE SAFETY	Inspected
F.D. HOLDING AREA	Does not exist
STEEL STAIRS	Does not exist
SITE	Not required

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Does the SCA expect asset to have artwork?

Yes

Accession No.

10027

Comments

No

Artwork exist at stated location?

Yes

