

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

Mechanical Inspection

X024

Asset: P.S. 24 - BRONX, 660 WEST 236 STREET, BRONX, NY, 10463

Inspection Id	Inspection Type	Time In	Last Edited
2049	MECHANICAL	2024-01-02 08:04AM	2024-02-15 07:52AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Sewage Ejector Pumps (2 of 4) Years: 2020 Systems: Climate Control Systems; Gas Fired Domestic Water Heater; Domestic Hot Water Remote Storage Tank; Sump Pumps (2 of 4); Gas Service; Heating Coils in Ductwork (2 of 4); F&T/Steam Drip Traps; Terminal Unit Thermostatic Traps; Steam Condensate Return Pumping Systems; Unit Heater/Cabinet Heaters; Heating Plant Years: 2019 Systems: MDF Room - Dedicated A/C Equipment (DX Split System); Enclosed IDF Room - Dedicated A/C Equipment (DX Split System) Years: 2018 Systems: Heating And Ventilating Units for Building Addition Basement; Packaged / Rooftop Unit for 2nd Floor Office Suite Years: 2017
Are there fuel tanks?	No
Total # of water main service entries to the asset	3
MERs/Fan Rooms Locations	Sub-Basement Mechanical Area, Boiler Room Mechanical Area, Building Addition - Pump Room B24, MER inside Room CL-5, Penthouse Fan Room
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Sprinkler/Water Meter Room B10 (painted, 3)
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	Does not exist
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Inspected
Instance	Gymnasium Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Carrier
EquipmentId	RTU-1
Capacity/Size Quantity	8
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2017

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Question	Response
AIR CONDITIONING	
Packaged / Rooftop Unit	
Source of Installation Year	Custodial Staff
Source of Heating	Gas
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Does not exist
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	Building Addition - 1st and 2nd Floors
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Installation Year	2019
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Pneumatic System	Inspected
Instance	Building Addition - Basement
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	DEFECTIVE REFRIGERATED AIR DRYER
Deficiency Location/Instance	Boiler Room (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hybrid System	Does not exist
Electric System	Inspected
Instance	Original Building Throughout
Instance Condition	2- Between Good and 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	Does not exist
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	Inspected
Condition	3- Fair
Are all the existing ash hoists operable?	Yes
Deficiency	No deficiencies recorded
Sidewalk Elevator	Does not exist

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Question	Response
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Does not exist
Pressure Booster System	Does not exist
Water Service	Inspected
Instance	Sprinker/Water Meter Room B10
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Sprinker/Water Meter Room B10
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Sub-Basement Mechanical Area, Sprinker/Water Meter 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	Sub-Basement Mechanical Area, Sprinker/Water Meter 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
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Sub-Basement Mechanical Area
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Inspected
Instance	Sub-Basement Mechanical Area
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	RayPak
EquipmentId	N/A
Capacity/Size Quantity	334

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Inspector Estimate
Installation Year	2007
Source of Installation Year	Custodial Staff
Deficiency	NOT IN USE
Deficiency Location/Instance	Sub-Basement Mechanical Area
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Instance	Boiler Room Mechanical Area
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Laars
EquipmentId	N/A
Capacity/Size Quantity	300
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2019
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	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Building Addition - Pump Room B24 (1 of 4)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sump Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
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	No deficiencies recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Boy's Toilet Room B18
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	1- Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Does not exist
Gas Meter Room Vent	Does not exist
Gas Pressure Booster	Does not exist
CO/Gas Leak Detection	Inspected
Instance	Boiler Room, Boiler Room Mechanical Area
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2019
Source of Installation Year	Custodial Staff

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GAS SERVICE	
CO/Gas Leak Detection	
Deficiency	No deficiencies recorded
HEATING	
Heating Coil In Ductwork	
Condition	Inspected
Deficiency	2- Between Good and Fair
Hydronic Heating	
Condition	Does not exist
Radiator/Convactor/Fin Tube	
Condition	Inspected
Deficiency	3- Fair
Steam Heating	
F&T/Steam Drip Trap	
Condition	Inspected
Deficiency	2- Between Good and Fair
MER Steam and Condensate Piping	
Condition	Inspected
Deficiency	3- Fair
Steam Condensate Return Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE/LEAKS
Deficiency Quantity	Building Addition - Pump Room B24
Quantity Uom	10
Potential Action	L.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
Steam Condensate Return Pumping System	
Condition	Inspected
Deficiency	1- Good
Deficiency Location/Instance	DEFECTIVE PUMP
Deficiency Quantity	Building Addition - Pump Room B24
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
Steam Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE/LEAKS
Deficiency Quantity	Rooms CL-4, B21
Quantity Uom	20
Potential Action	L.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
Terminal Unit Thermostatic Trap	
Condition	Inspected
Deficiency	2- Between Good and Fair
Steam supplied by External Sources	
Condition	Does not exist
Unit Heater/Cabinet Heater	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded

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Question	Response
HEATING PLANT	Inspected
Instance on Original Building - Basement	Inspected
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	No
Burner Manufacturer	Webster
Burner Model	JB3G-50-LMV37-S-M.30-VGD-UL-IRI
Burner Type	Gas
Heating Plant Oil Number	N/A
Boiler Auxiliaries	
Instance on Original Building - Basement	Inspected
Boiler Auxiliary Piping	
Instance on Original Building - Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Original Building - Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Original Building - Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Original Building - Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Original Building - Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Original Building - Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Original Building - Basement	Inspected
Instance Condition	1- Good
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Boiler Room @ Boiler #1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Safety Valve	
Instance on Original Building - Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on Original Building - Basement	Inspected
Coal-fired Boiler	
Instance on Original Building - Basement	Does not exist
Hot Water Boiler	
Instance on Original Building - Basement	Does not exist

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HEATING PLANT	
Boiler System	
Hot Water Boiler	
Modular Boiler	
Instance on Original Building - Basement	Does not exist
Steam Boiler	
Instance on Original Building - Basement	Inspected
Instance on Original Building - Basement	Inspected
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	4,526
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Burnham
EquipmentId	42002-01
Capacity/Size Quantity	5830
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	1- Good
Instance Quantity	4,526
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	Burnham
EquipmentId	42002-02
Capacity/Size Quantity	5830
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Fuel System	
Instance on Original Building - Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Original Building - Basement	Inspected
Instance Condition	1- Good
Type	Automatic
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Original Building - Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Original Building - Basement	Does not exist
Gas Trains And Vent At The Boiler	
Instance on Original Building - Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Enclosed IDF Room	
Instance on Room 209A	Inspected
Dedicated A/C Equipment	
Instance on Room 209A	Inspected

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Question	Response
Enclosed IDF Room	
Dedicated A/C Equipment	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	Does not exist
Hood	
Instance on 1st Floor	Does not exist
Hood Exhaust Ductwork	
Instance on 1st Floor	Does not exist
Hood Exhaust Fan	
Instance on 1st Floor	Does not exist
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
Deficiency Quantity	1
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 Building Addition - Room 229	Inspected
Dedicated A/C Equipment	
Instance on Building Addition - Room 229	Inspected
Instance Condition	2- Between Good and Fair
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	NOT IN USE
Deficiency Location/Instance	Sprinkler/Water Meter Room B10
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Wet Sprinkler Alarm Valve Assembly	
Violations	No violations 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	Sprinkler/Water Meter Room B10 (painted, 3)
Deficiency Quantity	3
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?	Partial
Exhaust Fan	Inspected
Condition	2- Between Good and Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Penthouse Fan Room / Lunch Kitchen Exhauster 6K (bearing)
Deficiency Quantity	1
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	1- Good
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	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Sub-Basement Mechanical Area
Deficiency Quantity	10
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
Approximate Total # of Fans	1-5
Deficiency	No deficiencies recorded
Unit Ventilator	Does not exist