

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

Mechanical Inspection

X180



Asset: I.S. 180 - BRONX, 700 BAYCHESTER AVENUE, BRONX, NY, 10475

Inspection Id	Inspection Type	Time In	Last Edited
1651	MECHANICAL	2023-12-13 08:33AM	2024-05-07 03:52PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Exhaust Fans Years: 2021 Systems: Kitchen - Grease Traps; Student Fixtures - Toilets (~30%), Urinals (~30%); Climate Control System - Pneumatic System: Air Compressor (1 of 2) Years: 2018 Systems: Gas Distribution Piping; Kitchen - Gas System Years: 2017 Systems: Elevator; Staff Fixtures - Toilets, Urinals; Student's Fixtures - Toilets (~70%), Urinals (~70%); MDF Room - Dedicated A/C Equipment (DX Split System); Enclosed IDF Room - Dedicated A/C Equipment: Room 105 - Closet (DX Split System) Years: 2015
Are there fuel tanks?	No
Total # of water main service entries to the asset	2
MERs/Fan Rooms Locations	Sub-Cellar - MER by Elevator, Chiller Room
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	Yes
Location(s)	Rooms C7, C8, C9, C12 (painted, 11)
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
Yes	Defective Fire/Smoke Damper	Not Operational (2)	Metal Ductwork	Rooms 160, 260	Mike Soto	Fireman	
No	Other	Defective	Refrigerant Leak Detection System	Sub-Cellar - Chiller Room	Michael Soto	Fireman	

Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not exist
Air Cooled Chiller	Inspected
Instance	Sub-Cellar - Chiller Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	Chiller #1

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Air Cooled Chiller	
Capacity/Size Quantity	209
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1992
Source of Installation Year	Inspector Estimate
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Instance	Sub-Cellar - Chiller Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	Chiller #2
Capacity/Size Quantity	209
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1992
Source of Installation Year	Inspector Estimate
Refrigerant Type	R-22
Deficiency	No deficiencies recorded
Air Cooled Condenser	Inspected
Instance	Building Exterior - Rear Side
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	N/A
Capacity/Size Quantity	209
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1992
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Building Exterior - Rear Side
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	N/A
Capacity/Size Quantity	209
Capacity/Size UOM	Tons
Source of Capacity/Size	Inspector Estimate
Installation Year	1992
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Backflow Preventer	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Central Station Air Handler	Inspected

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Instance	Roof
Instance Condition	3- Fair
Instance Quantity	3
Instance Quantity Uom	EACH
Manufacturer	Miller Picking Corp.
EquipmentId	EC-1C, EC-2C, EC-5
Capacity/Size Quantity	47
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1992
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Miller Picking Corp.
EquipmentId	EC-3C
Capacity/Size Quantity	40
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1992
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Roof
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Miller Picking Corp.
EquipmentId	EC-4C
Capacity/Size Quantity	37
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1992
Source of Installation Year	Inspector Estimate
Deficiency	No deficiencies recorded
Instance	Sub-Cellar - MER by Elevator
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	American Air Filter
EquipmentId	EC-6C
Capacity/Size Quantity	5
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	1972
Source of Installation Year	Documented
Deficiency	DEFECTIVE FAN
Deficiency Location/Instance	Sub-Cellar - MER by Elevator (bearing)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Sub-Cellar - MER by Elevator
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fan Coil Unit	Does not exist
Packaged Air Cooled Chiller	Does not exist
Water Cooled Chiller	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	Does not exist
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Sub-Cellar - Chiller Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Refrigerant Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	Throughout (central A/C)
Instance Condition	5- Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	1992
Source of Installation Year	Inspector Estimate
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Throughout
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Pneumatic System	Inspected

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Question	Response
CLIMATE CONTROL SYSTEM	
Pneumatic System	
Instance	Throughout (perimeter hydronic heating and area served by EC-6C)
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Deficiency	DEFECTIVE AIR COMPRESSOR
Deficiency Location/Instance	Sub-Cellar - MER by Elevator (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
Deficiency	DEFECTIVE DAMPER ACTUATOR
Deficiency Location/Instance	Sub-Cellar - MER by Elevator @ EC-6C
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	Does not exist
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	1- Good
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
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	
Domestic Cold Water System	Inspected
Gravity System	Does not exist
Pressure Booster System	Does not exist
Water Service	Inspected
Instance	Sub-Cellar - Sprinkler/Water Service Room
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Sub-Cellar - Sprinkler/Water Service Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	Inspected
Domestic Hot Water Remote Storage Tank	Does not exist
Domestic Water Heat Exchanger	Inspected
Condition	5- Poor
Deficiency	DETERIORATED
Deficiency Location/Instance	Sub-Cellar - MER by Elevator
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Does not exist
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	Inspected
Interior Storm Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room 117, Corridor near Room 119
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage/Waste/Vent Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sewage Ejector Pump	Does not exist
Sump Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies 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	No deficiencies recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Student	Inspected

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Question	Response
FIXTURES	
Student	
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	Does not exist
Sink And Fountain Combo Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies 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	Does not exist
HEATING	Inspected
Heating Coil In Ductwork	Does not exist
Hydronic Heating	Inspected
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	3- Fair
Deficiency	PIPING:DEFECTIVE VALVE
Deficiency Location/Instance	Sub-Cellar - MER by Elevator
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Sub-Cellar - MER by Elevator
Deficiency Quantity	20
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Backflow Preventer	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hot Water Heat Exchanger	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
HEATING	
Radiator/Convactor/Fin Tube	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Heating	Does not exist
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms C7, C8
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	Does not exist
Enclosed IDF Room	Inspected
Instance on Room 105 - Closet	Inspected
Instance on Room 114	Inspected
Dedicated A/C Equipment	
Instance on Room 105 - Closet	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Instance on Room 114	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 114
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
KITCHEN	Inspected
Instance on Cellar	Inspected
CO Detector	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Gas System	
Instance on Cellar	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on Cellar	Inspected
Instance Condition	5- Poor
Deficiency	DEFECTIVE/CLOGGED
Deficiency Location/Instance	Kitchen
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
KITCHEN	
Hood	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on Cellar	Does not exist
Hot Water Temperature Booster	
Instance on Cellar	Does not exist
Kitchen Sink	
Instance on Cellar	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Kitchen (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4
Violations	SF14222
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	
Instance on Room 245	Inspected
Instance on Room 245	Inspected
Dedicated A/C Equipment	
Instance on Room 245	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
Instance on Room C58	Inspected
Alternative Use	Yes
Instance on Rooms C33, C35, C60	Inspected
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room C58	Does not exist
Instance on Rooms C33, C35, C60	Does not exist
CO Detector	
Instance on Room C58	Not required
Instance on Rooms C33, C35, C60	Not required

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Question	Response
SCIENCE LAB	
Emergency Shower	
Instance on Room C58	Does not exist
Instance on Rooms C33, C35, C60	Does not exist
Eye Wash	
Instance on Room C58	Does not exist
Instance on Rooms C33, C35, C60	Does not exist
Hood Exhaust Ductwork	
Instance on Room C58	Does not exist
Instance on Rooms C33, C35, C60	Does not exist
Hood Exhaust Fan	
Instance on Room C58	Does not exist
Instance on Rooms C33, C35, C60	Does not exist
Fixed Laboratory Hood	
Instance on Room C58	Does not exist
Instance on Rooms C33, C35, C60	Does not exist
Laboratory Sink	
Instance on Room C58	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms C33, C35, C60	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	Science Lab Room C33
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Make-up Air Unit	
Instance on Room C58	Does not exist
Instance on Rooms C33, C35, C60	Does not exist
SCIENCE PREP ROOM	
Instance on Rooms C34, C59	Inaccessible
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Dry Sprinkler Alarm Valve Assembly	
Does not exist	
Wet Sprinkler Alarm Valve Assembly	
Does not exist	
Fire Booster Pump Assembly	
Does not exist	
Roof Tank	
Does not exist	
Siamese Connection	
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Head	
Condition	3- Fair
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Rooms C7, C8, C9, C12 (painted, 11)
Deficiency Quantity	11
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Sprinkler Piping	
Inspected	

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Sprinkler Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
Standpipe System	
	Inspected
Hose Valve Assembly	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Piping	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Water Gong	
	Does not exist
SWIMMING POOL	
	Does not exist
VENTILATION	
Is the building Mechanically ventilated?	Inspected
	Yes
Exhaust Fan	
	Inspected
Condition	2- Between Good and Fair
Approximate Total # of Fans	1-25
Deficiency	DEFECTIVE
Deficiency Location/Instance	Sub-Cellar - Chiller Room
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	
	Does not exist
Metal Ductwork	
	Inspected
Condition	3- Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	No
Are there chain operated dampers?	No
Deficiency	DEFECTIVE FIRE/SMOKE DAMPER
Deficiency Location/Instance	Rooms 160, 260
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Deficiency	DEFECTIVE REGISTER/DIFFUSER
Deficiency Location/Instance	Room C42
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	
	Does not exist
Unit Ventilator	
	Does not exist