

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

Architectural Inspection

X869

Asset: P.S. 69 MINISCHOOL - BRONX, 560 THIERIOT AVENUE, BRONX, NY, 10472

Inspection Id	Inspection Type	Time In	Last Edited
3218	ARCHITECTURAL - ASSOCIATE	2024-02-14 08:57AM	2024-03-25 03:11PM
3235	ARCHITECTURAL - SENIOR	2024-02-14 07:18AM	2024-06-16 06:40PM

Asset Data

Question	Answer
Was the Building Fully Accessible for Inspection?	Yes
Principal(s) Information	
Principal Name	Magdelyn Noboa-Roach
Principal Organization	P.S. 69 Mini-school - Bronx
Meeting with Principal?	Yes
Principal Feedback	The principal provided the following comments: 1) All toilet room walls, plumbing fixtures and partitions are deteriorated with old piping that leaks from the plumbing wall. The Boys and Girls toilet rooms need a full upgrade. 2) The windows are old very drafty and deteriorated and need to be replaced with new insulated windows.
Custodian	Nelson Gonzalez
Was the Custodian Present?	Yes
Fireman	Israel (Carlos) Reyes
Was the Fireman Present?	No
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	1971
Student Population	127
Staff Population	27
Comments on the Number of Classrooms	8
Weather	Fair
Facade Photo	



Facades B and C - Northwest view

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Main Entrance Photo



Facade A - Thieriot Avenue

Roof Photo

Not taken

Do Stormwater Management/Green Infrastructure systems exist?

No

Type

No Storm Water Management Type Selected

Have any Systems/Major Building Components been upgraded?

Systems: Full exterior door replacement,

Years: 2023

Systems: New Flooring upgrades

Years: 2019

Systems: New Site Fencing and Paving

Years: 2010

Systems: Complete Exterior Guards replacement

Years: 2010

Systems: Limited Roofing repairs (Rubberized Roofing over existing Metal roof.

Years: 2004

Have there been any New Building Additions?

No New Construction

Tandem

No Tandem

Leased Space?

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	Yes
For the spaces that do exist, are they ALL accessible?	Yes
Is there at least one Boys and Girls or Unisex toilet accessible In the building?	No

Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
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PROGRAMMATIC ACCESSIBILITY

Exterior Routes

Exterior Entrances & Exits

Yes

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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
Exterior H/C Lifts	No		No			
Exterior Ramps and Railings	Yes	Yes				
Interior Routes						
Corridor and Lobby H/C Lifts	No		No			
Interior Corridor Doors And Hardware	Yes	Yes				
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						
1st Floor	Yes	Yes				
Computer Rooms	No					
Gymnasium	No					
Library	No					
Main Office	No					
Multi-purpose Room	No					
Nurse's Office						
Room 156	Yes	Yes				
Pool	No					
Science Lab	No					
Toilet Rooms (boys)						
1st Floor - Room 158	Yes	No		ACCESSORY ARRANGEMENT INSUFFICIENT LATCH CLEARANCE NO LEVER-TYPE HARDWARE SINK ARRANGEMENT TURNING RADIUS URINAL ARRANGEMENT WATER CLOSET ARRANGEMENT CLEAR OPENING < 32"		
Toilet Rooms (girls)						
1st Floor - Room 159	Yes	No		WATER CLOSET ARRANGEMENT CLEAR OPENING < 32" TURNING RADIUS INSUFFICIENT LATCH CLEARANCE SINK ARRANGEMENT NO LEVER-TYPE HARDWARE		

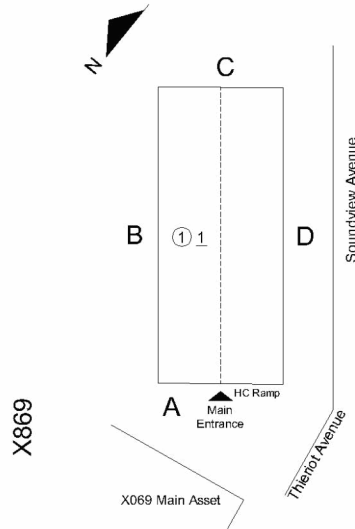
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Physical Breakdown Structure	Exists	Complies	Required	Deficiency	Assistive Listening System	Fire Alarm Strobe
				ACCESSORY ARRANGEMENT		
Toilet Rooms (staff)						
1st Floor - Room M155, Women's - Room 157	Yes	No		ACCESSORY ARRANGEMENT INSUFFICIENT LATCH CLEARANCE NO LEVER-TYPE HARDWARE SINK ARRANGEMENT TURNING RADIUS URINAL ARRANGEMENT WATER CLOSET ARRANGEMENT CLEAR OPENING < 32"		

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	2- Between Good and Fair
Deficiency	METAL CLAD:DETERIORATED DOOR AND FRAME - MINOR DETERIORATION

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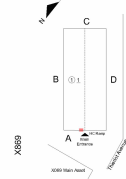
Question	Response
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EXTERIOR

DOORS

DOORS AND FRAMES

Deficiency Location/Instance



Deficiency Quantity

1

Quantity Uom

EACH

Potential Action

MAINTENANCE

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Exit 2 (main entrance)

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

4,500

Replacement Uom

S.F.

Instance on All Facades

Inspected

Instance Condition

4- Between Fair and Poor

Instance Quantity

4,500

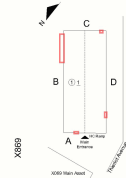
Instance Quantity Uom

S.F.

Deficiency

METAL PANEL:SEVERE DENTS

Roof Plan Reference



Elevation



Elevation Reference

Facade B

Deficiency Quantity

80

Quantity Uom

S.F.

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Question

Response

EXTERIOR

EXTERIOR WALLS

Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

REPLACE
PRIORITY 4
LEVEL 2



Facade B

No photo recorded

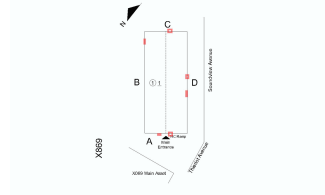
No violations recorded

Deficiency Photo 2
Violations

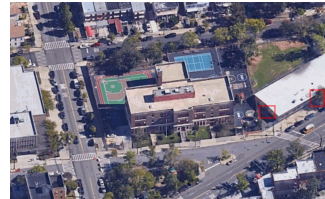
Deficiency

METAL PANEL:MAJOR RUSTING

Roof Plan Reference



Elevation



Facade A, C and D

20

S.F.

Elevation Reference
Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

REPLACE
PRIORITY 4
LEVEL 2



Facade A

No photo recorded

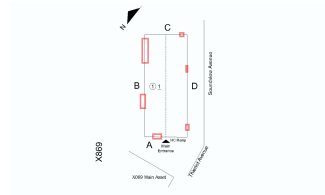
No violations recorded

Deficiency Photo 2
Violations

Deficiency

METAL PANEL:DETERIORATED JOINTS

Roof Plan Reference



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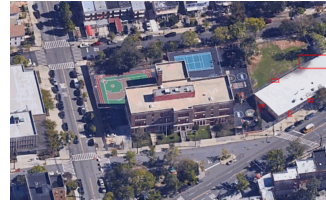
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Question	Response
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EXTERIOR

EXTERIOR WALLS

Elevation



Elevation Reference
Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

All Facades
50
L.F.
REPAIR
PRIORITY 4
LEVEL 2



Deficiency Photo 2
Violations

Facade B
No photo recorded
No violations recorded

EXTERIOR SOFFITS

LOADING DOCK

LOUVER

PARAPETS

PLAZA DECK

ROOF

ROOFING

ROOF HATCH/SMOKE HATCH

LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS

Condition

Deficiency

Deficiency Location/Instance

Does not exist

Does not exist

Does not exist

Does not exist

Does not exist

Inspected

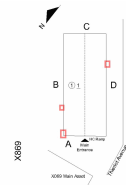
Inspected

Does not exist

Inspected

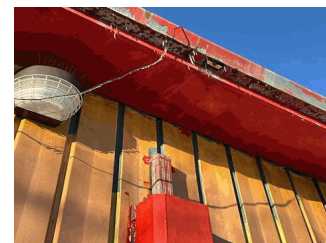
3- Fair

DAMAGED/MISSING



Deficiency Quantity
Quantity Uom
Potential Action
Urgency of Action
Purpose of Action
Deficiency Photo 1

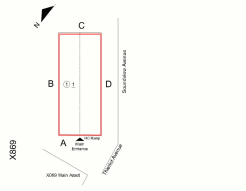

60
L.F.
REPLACE
PRIORITY 4
LEVEL 2



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Question	Response
EXTERIOR	
ROOF	
ROOFING	
LEADERS, GUTTERS, DOWNSPOUTS, SCUPPERS	
Deficiency Photo 2	Facade B
Violations	No photo recorded No violations recorded
ROOF BARRIER/FENCE	Does not exist
ROOF CAGE	Does not exist
ROOFING	Inspected
Replacement Quantity	10,000
Replacement Uom	S.F.
Instance on Metal:Roof 1	Inspected
Instance Condition	4- Between Fair and Poor
Instance Quantity	10,000
Instance Quantity Uom	S.F.
Does the roof have major mechanical equipment sitting on Dunnage Steel less than 18" above the Roofing?	No
Does this Roof Instance have a Sustainable Roof System?	No
Do solar panels exist on these roofs?	No
Is/Are the roof(s) suitable for Solar Panel installation?	No
Installation Year	1970
Source of Installation Year	Inspector Estimate
Deficiency	METAL:ROOFING:MAJOR ACTIVE ROOF LEAKS IN INSTRUCTIONAL SPACE
Deficiency Location/Instance	
Deficiency Quantity	150
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Corridor near Room 152 shown, also Rooms M101, M102, M103, M108, M153, M159 Girls Toilet Rooms, M157 Staff Toilet Rooms, M107, M156, Exits 3, 1
Violations	No photo recorded No violations recorded
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

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Question	Response
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EXTERIOR

ROOF

SPECIALTIES

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

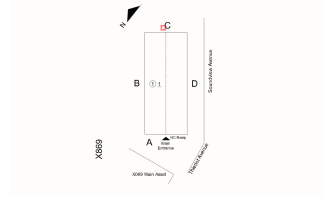
Condition

3- Fair

Deficiency

CONCRETE:CRACKS/SPALLING - MINOR

Deficiency Location/Instance



Deficiency Quantity

5

Quantity Uom

S.F.

Potential Action

REPAIR

Urgency of Action

PRIORITY 3

Purpose of Action

LEVEL 2

Deficiency Photo 1



Exit 3

Deficiency Photo 2

No photo recorded

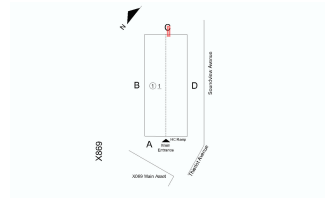
Violations

No violations recorded

Deficiency

CONCRETE:CRACKS/SPALLING - MAJOR

Deficiency Location/Instance



Deficiency Quantity

5

Quantity Uom

S.F.

Potential Action

REPLACE

Urgency of Action

PRIORITY 4

Purpose of Action

LEVEL 2

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Question	Response
EXTERIOR	
STAIRS/RAMPS: EXTERIOR	
STAIRS/RAMPS	
Deficiency Photo 1	
Deficiency Photo 2	Exit 3
Violations	No photo recorded No violations recorded
WINDOWS	Inspected
Replacement Quantity	800
Replacement Uom	S.F.
EXTERIOR GUARDS	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LINTELS	Does not exist
WINDOWS	Inspected
Material Type(s)	Steel
Instance on Steel:Facade B and D	Inspected
Instance Condition	5- Poor
Instance Quantity	800
Instance Quantity Uom	S.F.
Installation Year	1970
Source of Installation Year	Inspector Estimate
Are these windows insulated?	No
Deficiency	STEEL:DETERIORATED
Roof Plan Reference	
Elevation	
Elevation Reference	Facade B and D
Deficiency Quantity	800
Quantity Uom	S.F.
Potential Action	REPLACE WINDOW
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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Question	Response
EXTERIOR	
WINDOWS	
WINDOWS	
Deficiency Photo 1	
Deficiency Photo 2	Room M152
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	CONCRETE SLAB ON GRADE:THRU CRACKS
Deficiency Location/Instance	1st floor
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5
Deficiency Photo 1	
Deficiency Photo 2	Mechanical Room
Violations	No photo recorded No violations recorded
FOUNDATION WALLS	Inspected
Material Type(s)	Concrete
Condition	3- Fair
Deficiency	CONCRETE:CRACKED/SPALLED/REINFORCEMENT EXPOSED
Deficiency Location/Instance	Grade level - exterior
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 5

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Question	Response
INTERIOR	
STRUCTURAL	
FOUNDATION WALLS	
Deficiency Photo 1	
	South facade near Exit 3
Deficiency Photo 2	No photo recorded
Violations	No violations 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	
Ceiling	
Condition	4- Between Fair and Poor
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Rooms M101, M102, ?103, M108, M153, Corridor Near Rooms M152, M107, M156, Near Exits 1, 3
Deficiency Quantity	500
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room M101
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Door(s)	
	Inspected
Condition	5- Poor
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	Rooms M102, M104, M108
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
CLASSROOMS/CORRIDORS/ADMIN SPACES	
Door(s)	
Deficiency Photo 1	
Deficiency Photo 2	Room M108
Violations	No photo recorded No violations recorded
Floor Finish	Inspected
Condition	2- Between Good and Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Exits 1,2 Vestibule
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Exit 2 Vestibule
Violations	No photo recorded No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	MASONRY:CRACKS/SPALLING
Deficiency Location/Instance	Corridor Near Room M102, M109, M152
Deficiency Quantity	35
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Corridor Near Room M109
Violations	No photo recorded No violations recorded
Specialties	Does not exist

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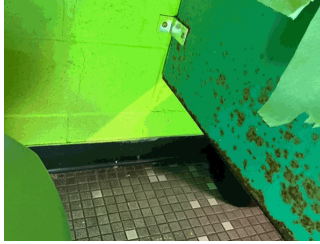
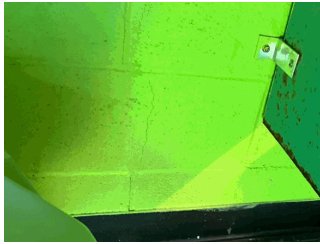

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Question	Response
INTERIOR	
GYMNASIUM	Does not exist
INTERIOR DOOR HARDWARE	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
INTERIOR GUARDS	Does not exist
KITCHEN	Does not exist
LIBRARY	Does not exist
LOCKER ROOM	Does not exist
MULTI-PURPOSE 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	Does not exist
TOILET ROOMS - STAFF	Inspected
Ceiling	Inspected
Condition	5- Poor
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Rooms M155, M157
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room M155 No photo recorded
Violations	No violations 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
Stalls	Inspected
Condition	5- Poor
Deficiency	RUST - MAJOR
Deficiency Location/Instance	Rooms M155, M157
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
INTERIOR	
TOILET ROOMS - STAFF	
Stalls	
Deficiency Photo 1	
Deficiency Photo 2	Room M155
Violations	No photo recorded
	No violations recorded
Walls	Inspected
Condition	2- Between Good and Fair
Deficiency	MASONRY:CRACKS/SPALLING
Deficiency Location/Instance	Room M155
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room M155
Violations	No photo recorded
	No violations recorded
TOILET ROOMS - STUDENTS	
Ceiling	Inspected
Condition	3- Fair
Deficiency	ACOUSTIC TILES:DAMAGED/MISSING - ACTIVE LEAK
Deficiency Location/Instance	Rooms M158, 159
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo 1	
Deficiency Photo 2	Room M159
Violations	No photo recorded
	No violations recorded

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Question	Response
INTERIOR	
TOILET ROOMS - STUDENTS	
Door(s)	Inspected
Condition	5- Poor
Deficiency	METAL:DETERIORATED DOOR
Deficiency Location/Instance	Rooms M158, 159
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room M158
Deficiency Photo 2	No photo recorded
Violations	No violations recorded
Floor Finish	Inspected
Condition	3- Fair
Deficiency	CERAMIC TILE:BROKEN/MISSING TILES
Deficiency Location/Instance	Rooms M158, 159
Deficiency Quantity	15
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo 1	
	Room 159
Deficiency Photo 2	No photo recorded
Violations	No violations 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
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?

No