

**NYC Department of Education
Building Condition Assessment Survey 2010-2011**

Mechanical Inspection

K051

School: I.S. 51 - BROOKLYN, 350 5TH AVENUE, BROOKLYN, NY, 11215

InspectionId	Inspection Type	Time In	Last Edited
1860054	MECHANICAL	2011-01-28 08:50AM	2011-02-03 01:43PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Elevator , CO/Gas leak detection system , Non-Auditorium Handicap lift & DX split system for Elevator machine room. Years: 2009 Systems: Climate control system , Packaged rooftop chiller & CSAH Years: 2007 Systems: Sewage ejector pumps, Boiler #1 re-tubed + Safety valves & piping Years: 2010
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	20,000
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0

Priority Condition

No condition recorded

Inspection

Question	Response
MECHANICAL	
AIR CONDITIONING	Inspected
CHILLED WATER SYSTEM	Inspected
Absorption Chiller	Does not exist
Air Cooled Chiller	Does not exist
Air Cooled Condenser	Does not exist
Air Separator	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Backflow Preventer	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Central Station Air Handler	Inspected
Instance	MER B23
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	AHU-1
Capacity/Size	N/A
Installation Year	2007
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Chilled Water Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Chilled Water Pump	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Chiller Emergency Stop Switch	Does not exist
Cold Water Piping (A/C Make-up)	Inspected
Condition	1- Good

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AIR CONDITIONING	
CHILLED WATER SYSTEM	
Cold Water Piping (A/C Make-up)	
Deficiency	No deficiencies recorded
Expansion Tank	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Fan Coil Unit	Does not exist
Packaged Air Cooled Chiller	Inspected
Instance	Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	York
EquipmentId	N/A
Capacity/Size	60 Ton
Installation Year	2007
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Water Cooled Chiller	Does not exist
CONDENSER WATER PIPING	Does not exist
CONDENSER WATER PUMP	Does not exist
COOLING COILS IN DUCTWORK	Does not exist
COOLING TOWER	Does not exist
DX SPLIT SYSTEM	Inspected
Indoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
PACKAGED / ROOFTOP UNIT	Does not exist
PACKAGED TERMINAL A/C	Does not exist
REFRIGERANT PIPING	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
RETURN FAN	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room B23
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
CLIMATE CONTROL SYSTEM	Inspected
DDC SYSTEM	Does not exist
ELECTRIC SYSTEM	Does not exist
HYBRID SYSTEM	Does not exist
PNEUMATIC SYSTEM	Inspected
Instance	Throughout

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Question	Response
CLIMATE CONTROL SYSTEM	
PNEUMATIC SYSTEM	
Instance Condition	1- Good
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
ASH HOIST	Does not exist
DUMBWAITERS	Does not exist
ELEVATORS	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
ESCALATORS	Does not exist
Non-auditorium Handicap Lift - Stair	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Non-auditorium Handicap Lift - Vertical	Does not exist
SIDEWALK ELEVATOR	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
Service Piping (Water Main)	Inspected
Condition	3- Fair
Deficiency	SHUT-OFF VALVE NOT HOLDING
Deficiency Location/Instance	5th St. side
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Water Main - Double Check Valve	Does not exist
Water Main - RPZ	Does not exist
DOMESTIC HOT WATER SYSTEM	Inspected
Domestic Hot Water Circulating Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Domestic Hot Water Remote Storage Tank	Does not exist
Domestic Water Heat Exchanger	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Inspected
Instance	Basement boiler room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Raypak
EquipmentId	N/A
Capacity/Size	198 MBH Input
Installation Year	1950

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Question	Response
DOMESTIC WATER SYSTEM	
DOMESTIC HOT WATER SYSTEM	
Gas Fired Domestic Water Heater	
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Oil Fired 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
HOUSE TRAP	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
INTERIOR FLOOR DRAIN	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
INTERIOR STORM PIPING	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
SEWAGE / WASTE PIPING	Inspected
Condition	3- Fair
Deficiency	CLOGGED
Deficiency Location/Instance	Site clogs in heavy rains
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
SEWAGE EJECTOR PUMP	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
SUMP PUMP	Does not exist
VENT PIPING	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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	CLOGGED/DIRTY/LEAKING
Deficiency Location/Instance	Room 228
Deficiency Quantity	1
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
FIXTURES	
STAFF AND OTHER	
Urinal	Inspected
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Room 228
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
STUDENT	Inspected
Drinking Fountain	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Inspected
Instance on Basement - Boy's & 1st floor Girl's	Inspected
Instance Condition	3- Fair
Instance Quantity	2
Instance Quantity Uom	EACH
Alternative Use	Yes
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement Boy's & 1st floor Girl's
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Sink And Fountain Combo Unit	Does not exist
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Room 228
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
CO/GAS LEAK DETECTION	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
GAS DISTRIBUTION PIPING	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
GAS SERVICE	
GAS METER ROOM EXHAUST FAN	Does not exist
GAS METER ROOM VENT	Does not exist
GAS PRESSURE BOOSTER	Does not exist
HEATING	Inspected
BASEBOARD/FIN TUBE	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
HEATING COILS IN DUCTWORK	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
HYDRONIC HEATING	Does not exist
RADIATOR / CONVECTOR	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (VALVE, VENT)
Deficiency Location/Instance	Boy's locker room - basement
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
STEAM HEATING	Inspected
F&T/Steam Drip Trap	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Rooms 332 , 310 , 221 & B23
Deficiency Quantity	500
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
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	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement boiler room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
HEATING	
STEAM SUPPLIED BY EXTERNAL SOURCES	Does not exist
UNIT HEATER/CABINET HEATER	Does not exist
HEATING PLANT	Inspected
Replacement Quantity	13,509
Replacement Uom	MBH
Instance	Basement
Burner Type	Oil
Heating Plant Oil Number	4
BOILER AUXILIARIES	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Does not exist
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Does not exist
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement
Deficiency Quantity	300
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
BOILER SYSTEM	
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not exist
Hot Water Boiler	
Instance on Basement	Does not exist
Modular Boiler	
Instance on Basement	Does not exist
Steam Boiler	

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Question	Response
HEATING PLANT	
BOILER SYSTEM	
Steam Boiler	
Instance on Basement	Inspected
Instance	Basement
Instance Condition	3- Fair
Instance Quantity	4,503
Instance Quantity Uom	MBH
Manufacturer	Farrar & Trefth
EquipmentId	40078-1
Capacity/Size	50 GPH
Installation Year	1950
Source of Installation Year	Documented
Deficiency	DAMAGED REFRACTORY
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Basement
Instance Condition	3- Fair
Instance Quantity	4,503
Instance Quantity Uom	MBH
Manufacturer	Farrar & Trefth
EquipmentId	40078-2
Capacity/Size	50 GPH
Installation Year	1950
Source of Installation Year	Documented
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED REFRACTORY
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	PLUGGED TUBES
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
HEATING PLANT	
BOILER SYSTEM	
Steam Boiler	
Instance	Basement
Instance Condition	3- Fair
Instance Quantity	4,503
Instance Quantity Uom	MBH
Manufacturer	Farrar & Trefts
EquipmentId	40078-3
Capacity/Size	50 GPH
Installation Year	1950
Source of Installation Year	Documented
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED REFRACTORY
Deficiency Quantity	10
Quantity Uom	S.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	PLUGGED TUBES
Deficiency Quantity	8
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
FUEL SYSTEMS	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	BURNER CONTROL PANEL:BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	OIL BURNER:BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1

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Question	Response
HEATING PLANT	
FUEL SYSTEMS	
Burner/Burner Control Panel	
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement	Does not exist
IDF (ENCLOSED ROOMS)	
Instance	Room 229
A/C EQUIPMENT	
Instance on Room 229	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 229
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
VENTILATION EQUIPMENT	
Instance on Room 229	Does not exist
KITCHEN	
Instance	Basement
CO DETECTOR	
Instance on Basement	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DETECTOR MISSING
Deficiency Location/Instance	Basement Kitchen
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
GAS SYSTEM	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
GREASE TRAP	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
HOOD	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
HOOD EXHAUST DUCTWORK	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
KITCHEN	
HOOD EXHAUST FAN	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
HOOD FIRE SUPPRESSION SYSTEM	
Instance on Basement	Does not exist
HOT WATER TEMPERATURE BOOSTER	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
KITCHEN SINK	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	MISSING INDIRECT WASTE
Deficiency Location/Instance	Basement Kitchen
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 4
Violations	151504K051
MDF ROOM	Inspected
Instance	Room 300
A/C EQUIPMENT	
Instance on Room 300	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
VENTILATION EQUIPMENT	
Instance on Room 300	Does not exist
SCIENCE DEMO ROOM	
Instance on Rooms 344 , 340 , 244 , 240, 140	Inspected
Alternative Use	No
ACID WASTE NEUTRALIZING TANK	
Instance on Rooms 344 , 340 , 244 , 240, 140	Does not exist
EMERGENCY SHOWER	
Instance on Rooms 344 , 340 , 244 , 240, 140	Does not exist
EYE WASH	
Instance on Rooms 344 , 340 , 244 , 240, 140	Does not exist
FIXED LABORATORY HOOD	
Instance on Rooms 344 , 340 , 244 , 240, 140	Does not exist
LABORATORY SINK	
Instance on Rooms 344 , 340 , 244 , 240, 140	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
PORTABLE LABORATORY HOOD	
Instance on Rooms 344 , 340 , 244 , 240, 140	Does not exist
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	
Instance on Rooms 342 & 242	Inspected
Alternative Use	No
ACID WASTE NEUTRALIZING TANK	
Instance on Rooms 342 & 242	Does not exist
EMERGENCY SHOWER	

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Question	Response
SCIENCE PREP ROOM	
EMERGENCY SHOWER	
Instance on Rooms 342 & 242	Does not exist
EYE WASH	
Instance on Rooms 342 & 242	Does not exist
FIXED LABORATORY HOOD	
Instance on Rooms 342 & 242	Does not exist
HOOD EXHAUST DUCTWORK	
Instance on Rooms 342 & 242	Does not exist
HOOD EXHAUST FAN	
Instance on Rooms 342 & 242	Does not exist
LABORATORY SINK	
Instance on Rooms 342 & 242	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MAKE-UP AIR UNIT	
Instance on Rooms 342 & 242	Does not exist
PORTABLE LABORATORY HOOD	
Instance on Rooms 342 & 242	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	Inspected
DELUGE VALVE	Does not exist
FIRE BOOSTER PUMP ASSEMBLY	Does not exist
ROOF TANK	Does not exist
SIAMESE CONNECTION	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
SPRINKLER ALARM VALVE ASSEMBLY	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
SPRINKLER HEAD	Inspected
Condition	3- Fair
Deficiency	No deficiencies 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
EXHAUST FAN	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
HEATING AND VENTILATING UNIT	Does not exist
METAL DUCTWORK	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SUPPLY FAN	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
UNIT VENTILATOR	Does not exist