

**NYC Department of Education
Building Condition Assessment Survey 2008-2009**

Mechanical Inspection

K051

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

InspectionId	Inspection Type	Time In	Last Edited
1262052	MECHANICAL	2009-01-23 08:30AM	2009-02-19 01:33PM

Asset Data

Question	Answer
Heating Plant Oil Number	4
Have any Systems/Major Building Components been upgraded?	Systems: Packaged rooftop chiller, central station air handler, climate control system, oil tank fuel level gauges Years: 2007

Priority Condition

No condition recorded

Inspection

Question	Response
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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

Fan Room B23

Instance Condition

1- Good

Instance Quantity

1

Instance Quantity Uom

EACH

Manufacturer

York

EquipmentId

AHU-1

Capacity/Size

N/A

Installation Year

2007

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

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

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Question	Response
AIR CONDITIONING	
Chilled Water System	
 Packaged Air Cooled Chiller	
Manufacturer	York
EquipmentId	N/A
Capacity/Size	60 tons
Installation Year	2007
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	
	Does not exist
Packaged / Rooftop Unit	
	Does not exist
Packaged Terminal A/C	
	Does not exist
Refrigerant Piping	
	Does not exist
Return Fan	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Window Type A/C	
	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms: 209, 233 / (2/35)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	
	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Fan Room B23 / (1/1)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REMOVE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
CLIMATE CONTROL SYSTEM	
	Inspected
 Damper Actuator	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
 DDC Computer	
	Does not exist
 Local Control Panel	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
 Pneumatic PRV Station	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
 Pneumatic Tubing	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
 Refrigerated Air Dryer	
	Inspected
Condition	1- Good

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Question	Response
CLIMATE CONTROL SYSTEM	
Refrigerated Air Dryer	
Deficiency	No deficiencies recorded
Temperature Control Air Compressor	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Temperature Control Thermostat	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Temperature Control Zone Valve	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Valve	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiters	Does not exist
Elevators	Under construction
Escalators	Does not exist
Non-auditorium Handicap Lift	Under construction
Sidewalk / Ash Hoist	Inspected
Condition	3- Fair
Deficiency	TRACTION:NOT IN USE
Deficiency Location/Instance	Basement
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
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	B2, B46 / not holding (6/6), leaking (2/6)
Deficiency Quantity	6
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

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Domestic Water Heat Exchanger	
Deficiency	No deficiencies recorded
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Inspected
Instance	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
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	No deficiencies recorded
Sewage Ejector Pump	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations 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
EMERGENCY GENERATOR	Does not exist
FIXTURES	Inspected
Staff And Other	Inspected
Boiler Room - Eye Wash	Does not exist
Janitor Sink	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected

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Question	Response
FIXTURES	
Staff And Other	
Lavatory/Sink	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	
Condition	3- Fair
Deficiency	No deficiencies recorded
Student	
Condition	Inspected
Drinking Fountain	
Condition	3- Fair
Deficiency	CLOGGED/DIRTY/LEAKING
Deficiency Location/Instance	Gymnasium / deficient dispensing valve
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Violations	No violations recorded
Lavatory/Sink	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Shower	
Condition	3- Fair
Alternative Use	Yes
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement and first floor
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	
Condition	Does not exist
Toilet	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Rooms: 128, 228 / cracked
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
GAS FIRED FURNACE	
Condition	Does not exist
GAS SERVICE	
Condition	Inspected
Gas Distribution Piping	
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	
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 / Convectector	Inspected
Condition	3- Fair
Deficiency	MISSING GUARD/SHIELD
Deficiency Location/Instance	Room 327 A / (1/150)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
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	Fan Rooms
Deficiency Quantity	350
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 System	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	B7 - 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	1- Good
Deficiency	No deficiencies recorded

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Question	Response
HEATING	
STEAM SUPPLIED BY EXTERNAL SOURCES	Does not exist
Terminal Fan Coil Unit	Does not exist
Unit Heater/Cabinet Heater	Does not exist
HEATING PLANT	Inspected
Replacement Quantity	13,509
Replacement Uom	MBH
Boiler Auxiliaries	Inspected
Boiler Blowdown/Piping System	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Breeching	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Damper (In Breeching)	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	Inspected
Boiler Feedwater Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Tank	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Feedwater Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	Does not exist
Boiler Gas Burner	Does not exist
Boiler Gas/Oil Burner	Does not exist
Boiler Header Valve	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	Does not exist
Boiler Make-up Water Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Oil Burner	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	B7 - Boiler Room
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Room Steam And Condensate Piping	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	B7 - Boiler Room
Deficiency Quantity	350

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Room Steam And Condensate Piping	
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Safety Valve	
Condition	Inspected
Condition	3- Fair
Deficiency	MISSING SAFETY VALVE PIPING
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	6
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Burner Control Panel	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	B7 - Boiler Room
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE
Deficiency Location/Instance	B7 - Boiler Room / (3/3) modulating pressure system
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler System	
Condition	Inspected
Coal-fired Boiler	
Condition	Does not exist
Hot Water Boiler	
Condition	Does not exist
Modular Boiler	
Condition	Does not exist
Steam Boiler	
Condition	Inspected
Instance	B7 - Boiler Room
Instance Condition	3- Fair
Instance Quantity	4,503
Instance Quantity Uom	MBH
Manufacturer	F & T
EquipmentId	40078-1
Capacity/Size	50 GPH
Installation Year	1950
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	B7 - 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

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Instance	B7 - Boiler Room
Instance Condition	3- Fair
Instance Quantity	4,503
Instance Quantity Uom	MBH
Manufacturer	F & T
EquipmentId	40078-2
Capacity/Size	50 GPH
Installation Year	1950
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	B7 - 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
Instance	B7 - Boiler Room
Instance Condition	3- Fair
Instance Quantity	4,503
Instance Quantity Uom	MBH
Manufacturer	F & T
EquipmentId	40078-3
Capacity/Size	50 GPH
Installation Year	1950
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	B7 - 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
Fuel Systems	Inspected
Boiler Fresh Air Louver/Damper	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE ACTUATOR
Deficiency Location/Instance	B7 - Boiler Room / (1/3)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
CO/Gas Leak Detection	Does not exist
Fuel Oil Heater	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Level Gauge	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Fuel Oil Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
HEATING PLANT	
Fuel Systems	
Fuel Oil Tank	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Transfer Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	Does not exist
Oil Leak Detector In Tank Room	Does not exist
Overfill Alarm By Oil Fill	Does not exist
KITCHEN	Inspected
Instance	Basement
CO Detector	
Instance on Basement	Does not exist
CO/Gas Leak Detector	
Instance on Basement	Does not exist
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
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	Does not exist
Kitchen Sink	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	Inspected
Instance	Roams: 102, 240, 244, 340, 344
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Roams: 102, 240, 244, 340, 344	Does not exist
Emergency Shower	
Instance on Roams: 102, 240, 244, 340, 344	Does not exist
Eye Wash	
Instance on Roams: 102, 240, 244, 340, 344	Does not exist

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Question	Response
SCIENCE DEMO ROOM	
Laboratory Hood	
Instance on Rooms: 102, 240, 244, 340, 344	Does not exist
Laboratory Sink	
Instance on Rooms: 102, 240, 244, 340, 344	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE LAB	Does not exist
SCIENCE PREP ROOM	Inspected
Instance	Rooms: 242, 342
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Rooms: 242, 342	Does not exist
Emergency Shower	
Instance on Rooms: 242, 342	Does not exist
Eye Wash	
Instance on Rooms: 242, 342	Does not exist
Hood Exhaust Ductwork	
Instance on Rooms: 242, 342	Does not exist
Hood Exhaust Fan	
Instance on Rooms: 242, 342	Does not exist
Laboratory Hood	
Instance on Rooms: 242, 342	Does not exist
Laboratory Sink	
Instance on Rooms: 242, 342	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Rooms: 242, 342	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
Duct- Register / Diffuser	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Exhaust Fan	Inspected
Condition	3- Fair

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Question	Response
VENTILATION	
Exhaust Fan	
Deficiency	No deficiencies recorded
Fire / Smoke Damper	Does not exist
Heating And Ventilating Unit	Does not exist
Metal Ductwork	
Condition	Inspected
	2- Between Good and Fair
Deficiency	No deficiencies recorded
Supply Fan	
Condition	Inspected
	3- Fair
Deficiency	No deficiencies recorded
Unit Ventilator	Does not exist