

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

Mechanical Inspection

K215

School: P.S. 215 - BROOKLYN, 415 AVENUE S, BROOKLYN, NY, 11223

InspectionId	Inspection Type	Time In	Last Edited
1650009	MECHANICAL	2010-10-05 01:43PM	2011-05-02 10:41AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: DHW circulating pump Years: 2010 Systems: Science Demo Room , Prep room , Elevator & Two handicap stair lifts Years: 2009 Systems: DX split system for MDF Room Years: 2005 Systems: Student bathroom fixtures (6/13 bathrooms) Years: 2008
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	7,500
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	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
DDC SYSTEM	Does not exist
ELECTRIC SYSTEM	Does not exist
HYBRID SYSTEM	Does not exist
PNEUMATIC SYSTEM	Inspected
Instance	Cafeteria, Auditorium.
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	Boiler Room/ leaks oil (1 out 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
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

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Question	Response
CONVEYING	
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	2- Between Good and Fair
Deficiency	No deficiencies 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	1- Good
Deficiency	No deficiencies recorded
Domestic Hot Water Remote Storage Tank	Does not exist
Domestic Water Heat Exchanger	Does not exist
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	PVI
EquipmentId	N/A
Capacity/Size	399 MBH / 225 gal.
Installation Year	1995
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	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	2,000
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations 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	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	800
Quantity Uom	L.F.

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
INTERIOR STORM PIPING	
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
SEWAGE / WASTE PIPING	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	533
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Bathroom next to Room 414
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	CLOGGED
Deficiency Location/Instance	Kitchen 1st floor
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
SEWAGE EJECTOR PUMP	Does not exist
SUMP PUMP	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
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	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	at Room 409 / sink bowl removed.
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE

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Question	Response
FIXTURES	
STAFF AND OTHER	
Janitor Sink	
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Lavatory/Sink	
Condition	Inspected
Condition	3- Fair
Deficiency	CLOGGED/DIRTY/LEAKING
Deficiency Location/Instance	1st and 2nd floor-leaking sinks,
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Toilet	
Condition	Inspected
Condition	3- Fair
Deficiency	CLOGGED/DIRTY/LEAKING
Deficiency Location/Instance	Room 256/ leaks and crack in fixture per CE. .
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Room 256
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Urinal	
	Does not exist
STUDENT	
	Inspected
Drinking Fountain	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Shower	
	Does not exist
Sink And Fountain Combo Unit	
	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	Inspected
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Room 260 missing.
Deficiency Quantity	1
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
FIXTURES	
STUDENT	
Urinal	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
CO/GAS LEAK DETECTION	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
GAS DISTRIBUTION PIPING	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
GAS METER ROOM EXHAUST FAN	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
GAS METER ROOM VENT	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
GAS PRESSURE BOOSTER	Does not exist
HEATING	Inspected
BASEBOARD/FIN TUBE	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Bulkhead stair A/ leak, disconnected. (1/1.)
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING COILS IN DUCTWORK	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement MER
Deficiency Quantity	8
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
HYDRONIC HEATING	Does not exist
RADIATOR / CONVECTOR	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	throughout school
Deficiency Quantity	80
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE AUXILIARY (VALVE, VENT)
Deficiency Location/Instance	throughout school Self-contained thermostatic valves
Deficiency Quantity	70
Quantity Uom	EACH

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HEATING	
RADIATOR / CONVECTOR	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
STEAM HEATING	
F&T/Steam Drip Trap	
Condition	Inspected
Deficiency	3- Fair
MER Steam and Condensate Piping	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement NEAR
Deficiency Quantity	100
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	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement MER
Deficiency Quantity	1,500
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Pumping System	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement MER
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	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Base Building
Deficiency Quantity	1,500
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Terminal Unit Thermostatic Trap	
Condition	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Throughout school
Deficiency Quantity	75
Quantity Uom	EACH

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Question	Response
HEATING	
STEAM HEATING	
Terminal Unit Thermostatic Trap	
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
Does not exist	
UNIT HEATER/CABINET HEATER	
Inspected	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Kitchen Area 1/1.
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	
Inspected	
Replacement Quantity	8,598
Replacement Uom	MBH
Instance	Basement Boiler Room
Burner Type	Dual Fuel (Gas / Oil)
Heating Plant Oil Number	2
BOILER AUXILIARIES	
Instance on Basement Boiler Room	Inspected
Boiler Auxiliary Piping	
Instance on Basement Boiler Room	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement Boiler Room	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement Boiler Room	Inspected
Instance Condition	3- Fair
Deficiency	FEEDWATER TANK:DEFECTIVE TANK AUXILIARIES(AUTO FEEDWATER VALVE, LOW LEVEL CUT OFF,ETC)
Deficiency Location/Instance	Basement MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement Boiler Room	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement Boiler Room	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	

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HEATING PLANT	
BOILER AUXILIARIES	
Boiler Make-up Water Backflow Preventer	
Instance on Basement Boiler Room	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement Boiler Room	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement Boiler Room	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
BOILER SYSTEM	
Instance on Basement Boiler Room	Inspected
Coal-fired Boiler	
Instance on Basement Boiler Room	Does not exist
Hot Water Boiler	
Instance on Basement Boiler Room	Does not exist
Modular Boiler	
Instance on Basement Boiler Room	Does not exist
Steam Boiler	
Instance on Basement Boiler Room	Inspected
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	4,299
Instance Quantity Uom	MBH
Manufacturer	A.L. Eastmond & Sons, Inc
EquipmentId	2915-01
Capacity/Size	4299 MBH Net
Installation Year	1995
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	4,299
Instance Quantity Uom	MBH
Manufacturer	A.L. Eastmond & Sons, Inc
EquipmentId	2915-02
Capacity/Size	4299 MBH Net
Installation Year	1995
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
FUEL SYSTEMS	
Instance on Basement Boiler Room	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement Boiler Room	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement Boiler Room	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	

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HEATING PLANT	
FUEL SYSTEMS	
Fuel Oil Storage/Supply System	
Instance on Basement Boiler Room	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	FUEL OIL PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Basement MER
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Gas Trains And Vent At The Boiler	
Instance on Basement Boiler Room	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
IDF (ENCLOSED ROOMS)	
Instance	Room 356
A/C EQUIPMENT	
Instance on Room 356	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room 356
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 356	Does not exist
KITCHEN	
Instance	1st floor level
CO DETECTOR	
Instance on 1st floor level	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DETECTOR MISSING
Deficiency Location/Instance	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 1st floor level	Does not exist
GREASE TRAP	
Instance on 1st floor level	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
HOOD	
Instance on 1st floor level	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
HOOD EXHAUST DUCTWORK	

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Question	Response
KITCHEN	
HOOD EXHAUST DUCTWORK	
Instance on 1st floor level	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
HOOD EXHAUST FAN	
Instance on 1st floor level	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
HOOD FIRE SUPPRESSION SYSTEM	
Instance on 1st floor level	Does not exist
HOT WATER TEMPERATURE BOOSTER	
Instance on 1st floor level	Does not exist
KITCHEN SINK	
Instance on 1st floor level	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF ROOM	Inspected
Instance	Room 352
A/C EQUIPMENT	
Instance on Room 352	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room 352
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
VENTILATION EQUIPMENT	
Instance on Room 352	Does not exist
SCIENCE DEMO ROOM	
Instance on Room 507	Inspected
Alternative Use	No
ACID WASTE NEUTRALIZING TANK	
Instance on Room 507	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
EMERGENCY SHOWER	
Instance on Room 507	Does not exist
EYE WASH	
Instance on Room 507	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
FIXED LABORATORY HOOD	
Instance on Room 507	Does not exist
LABORATORY SINK	
Instance on Room 507	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
PORTABLE LABORATORY HOOD	
Instance on Room 507	Does not exist
SCIENCE LAB	Does not exist

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Question	Response
SCIENCE PREP ROOM	
Instance on Room 507 A	Inspected
Alternative Use	No
ACID WASTE NEUTRALIZING TANK	
Instance on Room 507 A	Does not exist
EMERGENCY SHOWER	
Instance on Room 507 A	Does not exist
EYE WASH	
Instance on Room 507 A	Does not exist
FIXED LABORATORY HOOD	
Instance on Room 507 A	Does not exist
HOOD EXHAUST DUCTWORK	
Instance on Room 507 A	Does not exist
HOOD EXHAUST FAN	
Instance on Room 507 A	Does not exist
LABORATORY SINK	
Instance on Room 507 A	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
MAKE-UP AIR UNIT	
Instance on Room 507 A	Does not exist
PORTABLE LABORATORY HOOD	
Instance on Room 507 A	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	
	Does not exist
SPRINKLER ALARM VALVE ASSEMBLY	
	Does not exist
SPRINKLER HEAD	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
SPRINKLER PIPING	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
STANDPIPE SYSTEM	
	Does not exist
WATER GONG	
	Does not exist
SWIMMING POOL	
	Does not exist
VENTILATION	
	Inspected
EXHAUST FAN	
Condition	Inspected
Deficiency	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	5th Floor Fan Room / (2/7)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
HEATING AND VENTILATING UNIT	
	Does not exist
METAL DUCTWORK	
Condition	Inspected
Deficiency	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	5th Floor Fan Room
Deficiency Quantity	50

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VENTILATION	
METAL DUCTWORK	
Quantity Uom	L.F.
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
SUPPLY FAN	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
UNIT VENTILATOR	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Classrooms and offices
Deficiency Quantity	60
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded