

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

Mechanical Inspection

K282

School: P.S. 282 - BROOKLYN, 180 6TH AVENUE, BROOKLYN, NY, 11217

InspectionId	Inspection Type	Time In	Last Edited
1194031	MECHANICAL	2008-12-31 08:22AM	2009-01-12 06:32PM

Asset Data

Question	Answer
Heating Plant Oil Number	6
Have any Systems/Major Building Components been upgraded?	Systems: Air conditioning system for gym and auditorium (DX Split Systems) Years: 2006 Systems: One water main (1/2) Years: 2007

Priority Condition

No condition recorded

Inspection

Question	Response
MECHANICAL	
AIR CONDITIONING	Inspected
Chilled Water System	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
Window Type A/C	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Library, room 317 and room 327
Deficiency Quantity	4
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	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
Damper Actuator	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
DDC Computer	Does not exist
Local Control Panel	Inspected
Condition	1- Good

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Question	Response
CLIMATE CONTROL SYSTEM	
Local Control Panel	
Deficiency	No deficiencies recorded
Pneumatic PRV Station	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Pneumatic Tubing	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Refrigerated Air Dryer	
Condition	Does not exist
Temperature Control Air Compressor	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Temperature Control Thermostat	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Temperature Control Zone Valve	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Valve	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
COMPACTOR	
Condition	Does not exist
CONVEYING	
Condition	Inspected
Dumbwaiters	
Condition	Does not exist
Elevators	
Condition	Does not exist
Escalators	
Condition	Does not exist
Non-auditorium Handicap Lift	
Condition	Does not exist
Sidewalk / Ash Hoist	
Condition	Inspected
Deficiency	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	
Condition	Inspected
Domestic Cold Water System	
Condition	Inspected
Gravity System	
Condition	Does not exist
Pressure Booster System	
Condition	Does not exist
Water Service	
Condition	Inspected
Service Piping (Water Main)	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Water Main - Double Check Valve	
Condition	Does not exist
Water Main - RPZ	
Condition	Does not exist
Domestic Hot Water System	
Condition	Inspected
Domestic Hot Water Circulating Pump	
Condition	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Domestic Hot Water Remote Storage Tank	
Condition	Does not exist
Domestic Water Heat Exchanger	
Condition	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	
	Does not exist
Oil Fired Domestic Water Heater	
	Does not exist
Domestic Water Distribution Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	DEFECTIVE ISOLATION VALVE
Deficiency Quantity	Bathrooms pipe chases
Quantity Uom	25
Potential Action	EACH
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 3
Violations	LEVEL 2
	No violations recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
	Inspected
House Trap	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Interior Floor Drain	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Interior Storm Piping	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Sewage / Waste Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	LEAKS
Deficiency Quantity	1st floor men toilet room wall
Quantity Uom	10
Potential Action	L.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 4
Violations	LEVEL 2
	No violations recorded
Deficiency	CLOGGED
Deficiency Location/Instance	Basement
Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	
	Does not exist
Sump Pump	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Quantity	Boiler Room
Quantity Uom	1
Potential Action	EACH
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 1
Violations	LEVEL 2
	No violations recorded

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
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	CLOGGED/DIRTY/LEAKING
Deficiency Location/Instance	Kitchen
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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Men toilet room 020 (missing)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Some staff toilet rooms
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Some staff toilet rooms
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	3- Fair

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Question	Response
FIXTURES	
Student	
Lavatory/Sink	
Deficiency	No deficiencies recorded
Locker Room Shower	
	Does not exist
Sink And Fountain Combo Unit	
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	3- Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Some student toilet rooms
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Urinal	
Condition	3- Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Some student toilet rooms
Deficiency Quantity	4
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
Gas Distribution Piping	
Condition	3- Fair
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
HEATING	
	Inspected
Baseboard/Fin Tube	
Condition	3- Fair
Deficiency	No deficiencies recorded
Heating Coils In Ductwork	
Condition	3- Fair
Deficiency	No deficiencies recorded
Hydronic Heating	
	Does not exist
Radiator / Convect	
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Heating	
	Inspected
F&T/Steam Drip Trap	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
Condition	2- Between Good and Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement fan room (30%, S-1 piping)

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Question	Response
HEATING	
Steam Heating	
MER Steam and Condensate Piping	
Deficiency Quantity	150
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	LEAKS
Deficiency Location/Instance	Water meter room
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return System	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	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	
Condition	Inspected
Condition	3- Fair
Deficiency	LEAKS
Deficiency Location/Instance	Crawl space
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Crawl space
Deficiency Quantity	30
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE ISOLATION VALVE
Deficiency Location/Instance	Basement
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Terminal Unit Thermostatic Trap	
Condition	Inspected
Condition	4- Between Fair and Poor

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Question	Response
HEATING	
Steam Heating	
Terminal Unit Thermostatic Trap	
Deficiency	DEFECTIVE
Deficiency Location/Instance	Various locations
Deficiency Quantity	50
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
Terminal Fan Coil Unit	Does not exist
Unit Heater/Cabinet Heater	Does not exist
HEATING PLANT	
Replacement Quantity	11,180
Replacement Uom	MBH
Boiler Auxiliaries	Inspected
Boiler Blowdown/Piping System	
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Breeching	
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Damper (In Breeching)	
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler room / Boiler #2 damper
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Emergency Stop Switch	
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Boiler Feedwater Pump	
Does not exist	
Boiler Feedwater Tank	
Does not exist	
Feedwater Piping	
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	
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Does not exist	
Boiler Make-up Water Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Oil Burner	
Inspected	
Condition	3- Fair

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Oil Burner	
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
Boiler Room Steam And Condensate Piping	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	250
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	No deficiencies recorded
Burner Control Panel	
Condition	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
Boiler System	
Coal-fired Boiler	
Does not exist	
Hot Water Boiler	
Does not exist	
Modular Boiler	
Does not exist	
Steam Boiler	
Instance	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	5,590
Instance Quantity Uom	MBH
Manufacturer	NRC US
EquipmentId	49450-01
Capacity/Size	60 GPH
Installation Year	1962
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler room / 49450-01
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 INSULATION

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Deficiency Location/Instance	Boiler room / 49450-01 (Missing)
Deficiency Quantity	30
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	5,590
Instance Quantity Uom	MBH
Manufacturer	NRC US
EquipmentId	49450-02
Capacity/Size	60 GPH
Installation Year	1962
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler room / 49450-02
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 INSULATION
Deficiency Location/Instance	Boiler room / 49450-02 (Missing)
Deficiency Quantity	60
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	PLUGGED TUBES
Deficiency Location/Instance	Boiler room / 49450-02
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	Inspected
Boiler Fresh Air Louver/Damper	Inspected
Condition	5- Poor
Deficiency	DETERIORATED
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
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

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Question	Response
HEATING PLANT	
Fuel Systems	
Fuel Oil Level Gauge	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	CLOGGED WITH GREASE
Deficiency Location/Instance	Kitchen (Filter missing)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Violations	No violations 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	Inspected
Instance Condition	3- Fair

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Question	Response
KITCHEN	
Hot Water Temperature Booster	
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Kitchen Sink	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
	Does not exist
SCIENCE PREP ROOM	
	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	
	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
Deficiency	DEFECTIVE
Deficiency Location/Instance	Roof / EF #1 and EF #3
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement fan room / E-1
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2

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Question	Response
VENTILATION	
Exhaust Fan	
Violations	No violations recorded
Fire / Smoke Damper	
Condition	Inspected
Deficiency	1- Good
	No deficiencies recorded
Heating And Ventilating Unit	
	Does not exist
Metal Ductwork	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Supply Fan	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Unit Ventilator	
	Does not exist