

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

Mechanical Inspection

K293

School: **J.H.S. 293 - BROOKLYN, 284 BALTIC STREET, BROOKLYN, NY, 11201**

InspectionId	Inspection Type	Time In	Last Edited
1264070	MECHANICAL	2009-02-23 08:36AM	2009-05-18 11:38AM

Asset Data

Question	Answer
Heating Plant Oil Number	4
Have any Systems/Major Building Components been upgraded?	Systems: Re-tubed Boiler #3 , a temperature control air compressor for labs only and central acid waste neutralizing tank Years: 2007 Systems: Roof top unit serving auditorium Years: 2008 Systems: Climate Control system except for temperature control air compressor Years: 2006 - 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	Does not exist
Packaged / Rooftop Unit	Inspected
Instance	Auditorium Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Mammoth
EquipmentId	N/A
Capacity/Size	60 Tons (Estimate)
Installation Year	2008
Deficiency	No deficiencies recorded
Packaged Terminal A/C	Does not exist
Refrigerant Piping	Does not exist
Return Fan	Does not exist
Window Type A/C	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Various Location
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
CLIMATE CONTROL SYSTEM	Inspected
Damper Actuator	Inspected

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Question	Response
CLIMATE CONTROL SYSTEM	
Damper Actuator	
Condition	3- Fair
Deficiency	No deficiencies recorded
DDC Computer	
	Does not exist
Local Control Panel	
	Does not exist
Pneumatic PRV Station	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Pneumatic Tubing	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Refrigerated Air Dryer	
	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Temperature Control Air Compressor	
	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room / 1 of 3
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	1- Good
Deficiency	No deficiencies recorded
COMPACTOR	
	Does not exist
CONVEYING	
	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	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	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Domestic Hot Water Circulating Pump	
Purpose of Action	LEVEL 2
Violations	No violations recorded
Domestic Hot Water Remote Storage Tank	
	Does not exist
Domestic Water Heat Exchanger	
Condition	Inspected
Deficiency	3- Fair
	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
	No deficiencies 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
	No deficiencies recorded
Sewage Ejector Pump	
	Does not exist
Sump Pump	
Condition	Inspected
Deficiency	3- Fair
	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
Vent Piping	
Condition	Inspected
Deficiency	3- Fair
	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	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	3- Fair
	CLOGGED/DIRTY/LEAKING
Deficiency Location/Instance	Room# 215
Deficiency Quantity	1

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Question	Response
FIXTURES	
Staff And Other	
Lavatory/Sink	
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2
Violations	No violations recorded
Toilet	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Urinal	
Condition	Does not exist
Student	
Condition	Inspected
Drinking Fountain	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	
Condition	Inspected
Alternative Use	3- Fair
Deficiency	Yes
Deficiency Location/Instance	NOT IN USE
Deficiency Quantity	Behind GYM
Quantity Uom	2
Potential Action	EACH
Urgency of Action	NO ACTION
Purpose of Action	PRIORITY 1
Violations	LEVEL 1
Violations	No violations recorded
Sink And Fountain Combo Unit	
Condition	Does not exist
Toilet	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Urinal	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	
Condition	Does not exist
GAS SERVICE	
Condition	Inspected
Gas Distribution Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	
Condition	Does not exist
Gas Meter Room Vent	
Condition	Does not exist
Gas Pressure Booster	
Condition	Does not exist
HEATING	
Condition	Inspected
Baseboard/Fin Tube	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Room #B37,B39 ,206
Deficiency Quantity	60
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 2

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Question	Response
HEATING	
Baseboard/Fin Tube	
Violations	No violations recorded
Heating Coils In Ductwork	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement Fan Room / GYM Coil
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hydronic Heating	Does not exist
Radiator / Convect	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return System	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Basement Fan Room/ 1 of 2 Return System
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
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
STEAM SUPPLIED BY EXTERNAL SOURCES	Does not exist
Terminal Fan Coil Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Unit Heater/Cabinet Heater	Does not exist
HEATING PLANT	Inspected
Replacement Quantity	14,160
Replacement Uom	MBH
Boiler Auxiliaries	Inspected
Boiler Blowdown/Piping System	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
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	Does not exist
Boiler Feedwater Tank	Does not exist
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	STEAM - LEAKS
Deficiency Location/Instance	Boiler Room /AboveBoiler # 3
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	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	No deficiencies recorded
Boiler Safety Valve	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Burner Control Panel	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	3

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HEATING PLANT	
Boiler Auxiliaries	
Burner Control Panel	
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler System	Inspected
Coal-fired Boiler	Does not exist
Hot Water Boiler	Does not exist
Modular Boiler	Does not exist
Steam Boiler	Inspected
Instance	Sub Basement
Instance Condition	3- Fair
Instance Quantity	4,720
Instance Quantity Uom	MBH
Manufacturer	Pacific National
EquipmentId	54210-01
Capacity/Size	4720 MBH Net
Installation Year	1968
Deficiency	PLUGGED TUBES
Deficiency Location/Instance	Boiler Room/ Boiler 54210-01
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Sub Basement
Instance Condition	3- Fair
Instance Quantity	4,720
Instance Quantity Uom	MBH
Manufacturer	Pacific National
EquipmentId	54210-02
Capacity/Size	4720 MBH Net
Installation Year	1968
Deficiency	PLUGGED TUBES
Deficiency Location/Instance	Boiler Room/ Boiler 54210-02
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DAMAGED INSULATION
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	20
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Sub Basement
Instance Condition	4- Between Fair and Poor
Instance Quantity	4,720

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Instance Quantity Uom	MBH
Manufacturer	Pacific National
EquipmentId	54210-03
Capacity/Size	4720 MBH Net
Installation Year	1968
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fuel Systems	Inspected
Boiler Fresh Air Louver/Damper	
Condition	3- Fair
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	
	Does not exist
Fuel Oil Heater	
Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Level Gauge	
Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Tank	
Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Transfer Pump	
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	
Instance	Basement
CO Detector	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
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

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Question	Response
KITCHEN	
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	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Kitchen Sink	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
Instance	Inspected
Alternative Use	Room # 307
Instance	Yes
Alternative Use	Room # 334 & 336 / 338
Instance	No
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room # 307	Does not exist
Instance on Room # 334 & 336 / 338	Does not exist
CO Detector	
Instance on Room # 307	Does not exist
Instance on Room # 334 & 336 / 338	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
CO/Gas Leak Detector	
Instance on Room # 307	Does not exist
Instance on Room # 334 & 336 / 338	Does not exist
Emergency Shower	
Instance on Room # 307	Does not exist
Instance on Room # 334 & 336 / 338	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Room # 307	Does not exist
Instance on Room # 334 & 336 / 338	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room # 307	Does not exist
Instance on Room # 334 & 336 / 338	Inspected
Instance Condition	1- Good

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Question	Response
SCIENCE LAB	
Hood Exhaust Ductwork	
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Room # 307	Does not exist
Instance on Room # 334 & 336 / 338	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Laboratory Hood	
Instance on Room # 307	Does not exist
Instance on Room # 334 & 336 / 338	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Room # 307	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room # 307
Deficiency Quantity	7
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Instance on Room # 334 & 336 / 338	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room # 307	Does not exist
Instance on Room # 334 & 336 / 338	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
SCIENCE PREP ROOM	
Instance	Room # 334A,309
Alternative Use	No
Acid Waste Neutralizing Tank	
Instance on Room # 334A,309	Does not exist
Emergency Shower	
Instance on Room # 334A,309	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Eye Wash	
Instance on Room # 334A,309	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Room # 334A,309	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Room # 334A,309	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Laboratory Hood	
Instance on Room # 334A,309	Inspected

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Question	Response
SCIENCE PREP ROOM	
Laboratory Hood	
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Laboratory Sink	
Instance on Room # 334A,309	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Make-up Air Unit	
Instance on Room # 334A,309	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
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	
Condition	3- Fair
Deficiency	No deficiencies recorded
Exhaust Fan	
Condition	3- Fair
Deficiency	No deficiencies recorded
Fire / Smoke Damper	
	Does not exist
Heating And Ventilating Unit	
	Does not exist
Metal Ductwork	
Condition	3- Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Basement Fan Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	
Condition	3- Fair
Deficiency	No deficiencies recorded
Unit Ventilator	
	Does not exist