

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

Mechanical Inspection

K371

School: P.S. 371 (OLD 615) - BROOKLYN, 355 37 STREET, BROOKLYN, NY, 11232

InspectionId	Inspection Type	Time In	Last Edited
1740017	MECHANICAL	2010-10-08 08:27AM	2011-05-02 10:05AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Boilers 1 & 2 re-tubed Years: 2002 Systems: Steam condensate return pumping system Years: 2007 Systems: Science lab room 301 and prep room 301A Years: 2009 Systems: Water main (1 of 2) Years: 2010
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	12,000
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	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room 101
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 the building
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	41-60%
Deficiency	DEFECTIVE TEMPERATURE CONTROL THERMOSTAT
Deficiency Location/Instance	Various locations
Deficiency Quantity	15
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

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Question	Response
CONVEYING	
DUMBWAITERS	Does not exist
ELEVATORS	Does not exist
ESCALATORS	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist
Non-auditorium Handicap Lift - Vertical	Does not exist
SIDEWALK ELEVATOR	Inspected
Condition	3- Fair
Deficiency	No deficiencies 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	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	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	Does not exist
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	DEFECTIVE/DETERIORATED
Deficiency Location/Instance	Boiler room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
SEWAGE EJECTOR PUMP	
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Cellar room C11 (2/2)
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	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler room and room C12 (4/4)
Deficiency Quantity	4
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE PUMP
Deficiency Location/Instance	Boiler room (defective bearings, 2/4)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
VENT PIPING	
Condition	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	3- Fair
Deficiency	No deficiencies recorded
Toilet	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
STUDENT	
Inspected	
Drinking Fountain	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Locker Room Shower	
Inspected	
Instance on Adjacent to Room 212	Inspected

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Question	Response
FIXTURES	
STUDENT	
Locker Room Shower	
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Alternative Use	Yes
Deficiency	NOT IN USE
Deficiency Location/Instance	Adjacent to Room 212
Deficiency Quantity	1
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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE
Deficiency Location/Instance	Room 215/ broken urinal
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	Does not exist
GAS DISTRIBUTION PIPING	Inspected
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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
HEATING COILS IN DUCTWORK	Does not exist
HYDRONIC HEATING	Does not exist
RADIATOR / CONVECTOR	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
STEAM HEATING	Inspected
F&T/Steam Drip Trap	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3- Fair

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Question	Response
HEATING	
STEAM HEATING	
MER Steam and Condensate Piping	
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Fan Room above Gymnasium, cellar boiler room mezzanine (cafeteria), cellar boiler room beneath auditorium (3 HV Units)
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
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Steam Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
Does not exist	
UNIT HEATER/CABINET HEATER	
Does not exist	
HEATING PLANT	
Replacement Quantity	Inspected
Replacement Uom	8,386
Instance	MBH
Burner Type	Cellar boiler room
Heating Plant Oil Number	Oil
	6
BOILER AUXILIARIES	
Instance on Cellar boiler room	Inspected
Boiler Auxiliary Piping	
Instance on Cellar boiler room	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Cellar boiler room	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Cellar boiler room	Does not exist
Boiler Feedwater Treatment(Automatic)	
Instance on Cellar boiler room	Does not exist
Boiler Flue Exhaust	
Instance on Cellar boiler room	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Cellar boiler room	Does not exist
Boiler Room Steam And Condensate Piping	
Instance on Cellar boiler room	Inspected
Instance Condition	3- Fair

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Question	Response
HEATING PLANT	
BOILER AUXILIARIES	
Boiler Room Steam And Condensate Piping	
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Cellar boiler room
Deficiency Quantity	200
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 Cellar boiler room	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
BOILER SYSTEM	
Instance on Cellar boiler room	Inspected
Coal-fired Boiler	
Instance on Cellar boiler room	Does not exist
Hot Water Boiler	
Instance on Cellar boiler room	Does not exist
Modular Boiler	
Instance on Cellar boiler room	Does not exist
Steam Boiler	
Instance on Cellar boiler room	Inspected
Instance	Cellar boiler room
Instance Condition	3- Fair
Instance Quantity	4,193
Instance Quantity Uom	MBH
Manufacturer	Federal
EquipmentId	52354-1
Capacity/Size	45 GPH
Installation Year	1965
Source of Installation Year	Documented
Deficiency	PLUGGED TUBES
Deficiency Quantity	5
Quantity Uom	EACH
Potential Action	REPLACE
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
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
Instance	Cellar boiler room

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Question	Response
HEATING PLANT	
BOILER SYSTEM	
Steam Boiler	
Instance Condition	3- Fair
Instance Quantity	4,193
Instance Quantity Uom	MBH
Manufacturer	Federal
EquipmentId	52354-2
Capacity/Size	45 GPH
Installation Year	1965
Source of Installation Year	Documented
Deficiency	PLUGGED TUBES
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
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
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
FUEL SYSTEMS	
Instance on Cellar boiler room	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Cellar boiler room	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Cellar boiler room	Inspected
Instance Condition	3- Fair
Deficiency	BURNER CONTROL PANEL:BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Cellar 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
Deficiency	OIL BURNER:BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Cellar Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2

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Question	Response
HEATING PLANT	
FUEL SYSTEMS	
Burner/Burner Control Panel	
Violations	No violations recorded
Fuel Oil Storage/Supply System	
Instance on Cellar boiler room	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Cellar boiler room	Does not exist
IDF (ENCLOSED ROOMS)	
Instance	Room 110
A/C EQUIPMENT	
Instance on Room 110	Does not exist
VENTILATION EQUIPMENT	
Instance on Room 110	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
KITCHEN	
Instance	Basement
CO DETECTOR	
Instance on Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies 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	NOT IN USE
Deficiency Location/Instance	Kitchen (1 of 2)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
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

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Question	Response
KITCHEN	
HOT WATER TEMPERATURE BOOSTER	
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	Kitchen (2 of 3)
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	NOT IN USE
Deficiency Location/Instance	Kitchen (1 of 3)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
MDF ROOM	Inspected
Instance	Room 212
A/C EQUIPMENT	
Instance on Room 212	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
VENTILATION EQUIPMENT	
Instance on Room 212	Does not exist
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	
Instance on Room 301	Inspected
Alternative Use	No
ACID WASTE NEUTRALIZING TANK	
Instance on Room 301	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
CO DETECTOR	
Instance on Room 301	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
EMERGENCY SHOWER	
Instance on Room 301	Does not exist
EYE WASH	
Instance on Room 301	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
FIXED LABORATORY HOOD	
Instance on Room 301	Does not exist
HOOD EXHAUST DUCTWORK	
Instance on Room 301	Does not exist
HOOD EXHAUST FAN	
Instance on Room 301	Does not exist

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Question	Response
SCIENCE LAB	
LABORATORY SINK	
Instance on Room 301	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Science lab/ 3 broken faucets
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
MAKE-UP AIR UNIT	
Instance on Room 301	Does not exist
PORTABLE LABORATORY HOOD	
Instance on Room 301	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
SCIENCE PREP ROOM	
Instance on Room 301A	Inspected
Alternative Use	No
ACID WASTE NEUTRALIZING TANK	
Instance on Room 301A	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
EMERGENCY SHOWER	
Instance on Room 301A	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
EYE WASH	
Instance on Room 301A	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
FIXED LABORATORY HOOD	
Instance on Room 301A	Does not exist
HOOD EXHAUST DUCTWORK	
Instance on Room 301A	Does not exist
HOOD EXHAUST FAN	
Instance on Room 301A	Does not exist
LABORATORY SINK	
Instance on Room 301A	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
MAKE-UP AIR UNIT	
Instance on Room 301A	Does not exist
PORTABLE LABORATORY HOOD	
Instance on Room 301A	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
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

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
SPRINKLER ALARM VALVE ASSEMBLY	
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	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Fan Room above Gymnasium, cellar boiler room mezzanine (cafeteria), cellar boiler room beneath auditorium (3/3)
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
METAL DUCTWORK	Inspected
Condition	3- Fair
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Fan Room above Gymnasium
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	Does not exist
UNIT VENTILATOR	Does not exist