

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

***Mechanical Inspection***

**K735**

School: **P.S. 245 - BROOKLYN, 249 EAST 17TH STREET, BROOKLYN, NY, 11226**

InspectionId	Inspection Type	Time In	Last Edited
2060010	MECHANICAL	2010-10-18 12:23PM	2011-04-25 03:38PM

***Asset Data***

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Gas Fired Domestic Water Heater and Domestic Hot Water Circulating Pump, Science Lab Room 227 Years: 2010 Systems: Gas Fired Boilers, Thermostats Years: 2008
Are there fuel tanks?	Yes
Total # of above ground tanks	1
Total capacity of all above ground tanks in gal.	5,000
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0

***Priority Condition***

No condition recorded

***Inspection***

Question	Response
<b>MECHANICAL</b>	
<b>AIR CONDITIONING</b>	Does not exist
<b>CENTRAL ACID WASTE NEUTRALIZING TANK</b>	Does not exist
<b>CLIMATE CONTROL SYSTEM</b>	Inspected
<b>DDC SYSTEM</b>	Does not exist
<b>ELECTRIC SYSTEM</b>	Inspected
Instance	Classrooms and offices throughout
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
Deficiency	No deficiencies recorded
<b>HYBRID SYSTEM</b>	Does not exist
<b>PNEUMATIC SYSTEM</b>	Does not exist
<b>COMPACTOR</b>	Does not exist
<b>CONVEYING</b>	Does not exist
<b>DOMESTIC WATER SYSTEM</b>	Inspected
<b>DOMESTIC COLD WATER SYSTEM</b>	Inspected
<b>Gravity System</b>	Does not exist
<b>Pressure Booster System</b>	Does not exist
<b>Water Service</b>	Inspected
<b>Service Piping (Water Main)</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Water Main - Double Check Valve</b>	Does not exist
<b>Water Main - RPZ</b>	Does not exist
<b>DOMESTIC HOT WATER SYSTEM</b>	Inspected
<b>Domestic Hot Water Circulating Pump</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Domestic Hot Water Remote Storage Tank</b>	Does not exist
<b>Domestic Water Heat Exchanger</b>	Does not exist
<b>Electric Domestic Water Heater</b>	Does not exist
<b>Gas Fired Domestic Water Heater</b>	Inspected
Instance	Boiler Room

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<b>Question</b>	<b>Response</b>
<b>DOMESTIC WATER SYSTEM</b>	
<b>DOMESTIC HOT WATER SYSTEM</b>	
<b>Gas Fired Domestic Water Heater</b>	
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	A.O. Smith
EquipmentId	N/A
Capacity/Size	275 MBH
Installation Year	2010
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
<b>Oil Fired Domestic Water Heater</b>	Does not exist
<b>DOMESTIC WATER DISTRIBUTION PIPING</b>	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout original building
Deficiency Quantity	1,400
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	Inspected
<b>HOUSE TRAP</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>INTERIOR FLOOR DRAIN</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>INTERIOR STORM PIPING</b>	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout original building
Deficiency Quantity	450
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>SEWAGE / WASTE PIPING</b>	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout original building
Deficiency Quantity	300
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>SEWAGE EJECTOR PUMP</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>SUMP PUMP</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE CONTROLS

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<b>Question</b>	<b>Response</b>
<b>DRAIN/WASTE/VENT AND STORM SYSTEM</b>	
<b>SUMP PUMP</b>	
Deficiency Location/Instance	Boiler Room/ Defective float.
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>VENT PIPING</b>	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
<b>DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)</b>	
Does not exist	
<b>FIXTURES</b>	
Inspected	
<b>STAFF AND OTHER</b>	
Inspected	
<b>Janitor Sink</b>	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Toilet</b>	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Urinal</b>	
Does not exist	
<b>STUDENT</b>	
Inspected	
<b>Drinking Fountain</b>	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Lavatory/Sink</b>	
Inspected	
Condition	3- Fair
Deficiency	DEFECTIVE AUXILIARY (FAUCET, SHUT OFF VALVE,ETC.)
Deficiency Location/Instance	2nd Floor Girls and 1st Floor Boys
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Locker Room Shower</b>	
Does not exist	
<b>Sink And Fountain Combo Unit</b>	
Does not exist	
<b>Toilet</b>	
Inspected	
Condition	3- Fair
Deficiency	CLOGGED/DIRTY/LEAKING
Deficiency Location/Instance	Basement Boys Bathroom/ Loose toilet
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Urinal</b>	
Inspected	
Condition	3- Fair
Deficiency	CRACKED/PHYSICAL DAMAGE

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<b>Question</b>	<b>Response</b>
<b>FIXTURES</b>	
<b>STUDENT</b>	
<b>Urinal</b>	
Deficiency Location/Instance	Basement Boys Bathroom
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>GAS FIRED FURNACE</b>	Does not exist
<b>GAS SERVICE</b>	Inspected
<b>CO/GAS LEAK DETECTION</b>	Does not exist
<b>GAS DISTRIBUTION PIPING</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>GAS METER ROOM EXHAUST FAN</b>	Does not exist
<b>GAS METER ROOM VENT</b>	Does not exist
<b>GAS PRESSURE BOOSTER</b>	Does not exist
<b>HEATING</b>	Inspected
<b>BASEBOARD/FIN TUBE</b>	Does not exist
<b>HEATING COILS IN DUCTWORK</b>	Does not exist
<b>HYDRONIC HEATING</b>	Does not exist
<b>RADIATOR / CONVECTOR</b>	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout original building
Deficiency Quantity	45
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>STEAM HEATING</b>	Inspected
<b>F&amp;T/Steam Drip Trap</b>	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>MER Steam and Condensate Piping</b>	Does not exist
<b>Steam Condensate Return Piping</b>	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout original building
Deficiency Quantity	800
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Steam Condensate Return Pumping System</b>	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
<b>Steam Piping</b>	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout original building
Deficiency Quantity	800

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<b>Question</b>	<b>Response</b>
<b>HEATING</b>	
<b>STEAM HEATING</b>	
<b>Steam Piping</b>	
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Terminal Unit Thermostatic Trap</b>	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
<b>STEAM SUPPLIED BY EXTERNAL SOURCES</b>	
<b>UNIT HEATER/CABINET HEATER</b>	
<b>HEATING PLANT</b>	
Replacement Quantity	2,576
Replacement Uom	MBH
Instance	Basement
Burner Type	Gas
Heating Plant Oil Number	N/A
<b>BOILER AUXILIARIES</b>	
Instance on Basement	Inspected
<b>Boiler Auxiliary Piping</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Emergency Stop Switch</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Feedwater System</b>	
Instance on Basement	Does not exist
<b>Boiler Feedwater Treatment(Automatic)</b>	
Instance on Basement	Does not exist
<b>Boiler Flue Exhaust</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Make-up Water Backflow Preventer</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Boiler Room Steam And Condensate Piping</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Boiler Room at Boiler #2
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>Boiler Safety Valve</b>	
Instance on Basement	Inspected
Instance Condition	1- Good

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<b>Question</b>	<b>Response</b>
<b>HEATING PLANT</b>	
<b>BOILER AUXILIARIES</b>	
<b>Boiler Safety Valve</b>	
Deficiency	No deficiencies recorded
<b>BOILER SYSTEM</b>	
Instance on Basement	Inspected
<b>Coal-fired Boiler</b>	
Instance on Basement	Does not exist
<b>Hot Water Boiler</b>	
Instance on Basement	Does not exist
<b>Modular Boiler</b>	
Instance on Basement	Does not exist
<b>Steam Boiler</b>	
Instance on Basement	Inspected
Instance	Basement
Instance Condition	1- Good
Instance Quantity	1,288
Instance Quantity Uom	MBH
Manufacturer	Peerless Cast Iron Boilers
EquipmentId	N/A
Capacity/Size	1288 MBH Net
Installation Year	2008
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Basement
Instance Condition	2- Between Good and Fair
Instance Quantity	1,288
Instance Quantity Uom	MBH
Manufacturer	Peerless Cast Iron Boilers
EquipmentId	N/A
Capacity/Size	1288 MBH Net
Installation Year	2008
Source of Installation Year	Documented
Deficiency	DEFECTIVE UNIT
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>FUEL SYSTEMS</b>	
Instance on Basement	Inspected
<b>Boiler Fresh Air Louver/Damper</b>	
Instance on Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Burner/Burner Control Panel</b>	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>Fuel Oil Storage/Supply System</b>	
Instance on Basement	Does not exist
<b>Gas Trains And Vent At The Boiler</b>	
Instance on Basement	Does not exist
<b>IDF (ENCLOSED ROOMS)</b>	Does not exist

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<b>Question</b>	<b>Response</b>
<b>KITCHEN</b>	Under construction
<b>MDF ROOM</b>	Inspected
Instance	Room 207
<b>A/C EQUIPMENT</b>	
Instance on Room 207	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>VENTILATION EQUIPMENT</b>	
Instance on Room 207	Does not exist
<b>SCIENCE DEMO ROOM</b>	Does not exist
<b>SCIENCE LAB</b>	
Instance on Room 227	Inspected
Alternative Use	No
<b>ACID WASTE NEUTRALIZING TANK</b>	
Instance on Room 227	Does not exist
<b>CO DETECTOR</b>	
Instance on Room 227	Not required
<b>EMERGENCY SHOWER</b>	
Instance on Room 227	Does not exist
<b>EYE WASH</b>	
Instance on Room 227	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>FIXED LABORATORY HOOD</b>	
Instance on Room 227	Does not exist
<b>HOOD EXHAUST DUCTWORK</b>	
Instance on Room 227	Does not exist
<b>HOOD EXHAUST FAN</b>	
Instance on Room 227	Does not exist
<b>LABORATORY SINK</b>	
Instance on Room 227	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
<b>MAKE-UP AIR UNIT</b>	
Instance on Room 227	Does not exist
<b>PORTABLE LABORATORY HOOD</b>	
Instance on Room 227	Does not exist
<b>SCIENCE PREP ROOM</b>	Does not exist
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	Inspected
<b>DELUGE VALVE</b>	Does not exist
<b>FIRE BOOSTER PUMP ASSEMBLY</b>	Does not exist
<b>ROOF TANK</b>	Does not exist
<b>SIAMESE CONNECTION</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>SPRINKLER ALARM VALVE ASSEMBLY</b>	Does not exist
<b>SPRINKLER HEAD</b>	Does not exist
<b>SPRINKLER PIPING</b>	Does not exist
<b>STANDPIPE SYSTEM</b>	Inspected
<b>Hose Valve Assembly</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>Piping</b>	Inspected
Condition	3- Fair

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<b>Question</b>	<b>Response</b>
<b>SPRINKLERS, STANDPIPE, FIRE SYSTEM</b>	
<b>STANDPIPE SYSTEM</b>	
<b>Piping</b>	
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout original building
Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>WATER GONG</b>	Does not exist
<b>SWIMMING POOL</b>	Does not exist
<b>VENTILATION</b>	Inspected
<b>EXHAUST FAN</b>	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Roof (3 of 5)
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
<b>HEATING AND VENTILATING UNIT</b>	Does not exist
<b>METAL DUCTWORK</b>	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
<b>SUPPLY FAN</b>	Does not exist
<b>UNIT VENTILATOR</b>	Does not exist