

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

Mechanical Inspection

M020

School: P.S. 20 - MANHATTAN, 166 ESSEX STREET, MANHATTAN, NY, 10002

InspectionId	Inspection Type	Time In	Last Edited
2090008	MECHANICAL	2010-10-13 08:54AM	2010-10-20 02:50PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Steam coil for GYM supply and DX split serving MDF room Years: 2010 Systems: Kitchen hood fire suppression system Years: 2005 Systems: DX split A/C serving telecom room and kitchen grease traps Years: 2009 Systems: Heating Plant ,climate control , gas fired domestic water heater with remote storage tank and heating system. Years: 2008
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	15,000
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	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	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	Throughout the building
Instance Condition	1- Good
Instance Quantity	1

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Question	Response
CLIMATE CONTROL SYSTEM	
PNEUMATIC SYSTEM	
Instance Quantity Uom	EACH
Building Area Covered by Operational System	81-100%
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	SHUT-OFF VALVE NOT HOLDING
Deficiency Location/Instance	Room # B7
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
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	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Lochinvar
EquipmentId	N/A
Capacity/Size	200 MBH
Installation Year	2008
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	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	No deficiencies recorded

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
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	Does not exist
SUMP PUMP	Inspected
Condition	1- Good
Deficiency	No deficiencies 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	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 Room # B29	Inspected
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Alternative Use	Yes
Deficiency	NOT IN USE
Deficiency Location/Instance	Room # B29
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

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Question	Response
FIXTURES	
STUDENT	
Toilet	
Condition	3- Fair
Deficiency	DEFECTIVE FLUSHOMETER VALVE
Deficiency Location/Instance	Room # 338 & 114
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Urinal	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
CO/GAS LEAK DETECTION	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
GAS DISTRIBUTION PIPING	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS METER ROOM EXHAUST FAN	Does not exist
GAS METER ROOM VENT	Does not exist
GAS PRESSURE BOOSTER	Under construction
HEATING	Inspected
BASEBOARD/FIN TUBE	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
HEATING COILS IN DUCTWORK	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
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	1- Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement fan room /Auditorium ,lunch room and gym supply
Deficiency Quantity	225
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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Pumping System	Inspected

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Question	Response
HEATING	
STEAM HEATING	
Steam Condensate Return Pumping System	
Condition	1- Good
Deficiency	No deficiencies 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
UNIT HEATER/CABINET HEATER	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
HEATING PLANT	Inspected
Replacement Quantity	7,826
Replacement Uom	MBH
Instance	Basement
Burner Type	Oil
Heating Plant Oil Number	2
BOILER AUXILIARIES	
Instance on Basement	Inspected
Boiler Auxiliary Piping	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Flue Exhaust	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Basement	Inspected
Instance Condition	1- Good

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Question	Response
HEATING PLANT	
BOILER AUXILIARIES	
Boiler Safety Valve	
Deficiency	No deficiencies recorded
BOILER SYSTEM	
Instance on Basement	Inspected
Coal-fired Boiler	
Instance on Basement	Does not exist
Hot Water Boiler	
Instance on Basement	Does not exist
Modular Boiler	
Instance on Basement	Does not exist
Steam Boiler	
Instance on Basement	Inspected
Instance	Basement
Instance Condition	1- Good
Instance Quantity	3,913
Instance Quantity Uom	MBH
Manufacturer	York - Shipley Global
EquipmentId	50172-1
Capacity/Size	45 GPH
Installation Year	2008
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Basement
Instance Condition	1- Good
Instance Quantity	3,913
Instance Quantity Uom	MBH
Manufacturer	York - Shipley Global
EquipmentId	50172-2
Capacity/Size	45 GPH
Installation Year	2008
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
FUEL SYSTEMS	
Instance on Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Burner/Burner Control Panel	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Fuel Oil Storage/Supply System	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Instance on Basement	Inspected
Instance Condition	1- Good
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	2
Quantity Uom	EACH

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Question	Response
HEATING PLANT	
FUEL SYSTEMS	
Gas Trains And Vent At The Boiler	
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
IDF (ENCLOSED ROOMS)	Inspected
Instance	Room # 222
A/C EQUIPMENT	
Instance on Room # 222	Inspected
Instance Condition	4- Between Fair and Poor
Deficiency	DOES NOT EXIST
Deficiency Location/Instance	Room # 222
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 # 222	Does not exist
KITCHEN	
Instance	Inspected
Instance	1st floor
CO DETECTOR	
Instance on 1st floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS SYSTEM	
Instance on 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
GREASE TRAP	
Instance on 1st floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
HOOD	
Instance on 1st floor	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 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
HOOD EXHAUST FAN	
Instance on 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
KITCHEN	
HOOD FIRE SUPPRESSION SYSTEM	
Instance on 1st floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
HOT WATER TEMPERATURE BOOSTER	
Instance on 1st floor	Does not exist
KITCHEN SINK	
Instance on 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
MDF ROOM	Inspected
Instance	Room # 350
A/C EQUIPMENT	
Instance on Room # 350	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
VENTILATION EQUIPMENT	
Instance on Room # 350	Does not exist
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
EXHAUST FAN	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Roof / EF #1 & EF #7
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING AND VENTILATING UNIT	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE MOTOR
Deficiency Location/Instance	Basement water service shut off room / kindergarten unit (1 of 2)
Deficiency Quantity	1

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VENTILATION	
HEATING AND VENTILATING UNIT	
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
METAL DUCTWORK	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
SUPPLY FAN	
	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
UNIT VENTILATOR	
	Does not exist