

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

Mechanical Inspection

M020

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

InspectionId	Inspection Type	Time In	Last Edited
1264142	MECHANICAL	2009-05-14 08:51AM	2009-05-19 05:37PM

Asset Data

Question	Answer
Heating Plant Oil Number	2
Have any Systems/Major Building Components been upgraded?	Systems: Steam boilers and auxiliaries , climate control system, sump pumps ,gas fired domestic water heater and DX split system in kitchen and MDF room Years: 2008 Systems: Handicap lift Years: 2003

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
Window Type A/C	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
Damper Actuator	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
DDC Computer	Does not exist
Local Control Panel	Does not exist
Pneumatic PRV Station	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Pneumatic Tubing	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Refrigerated Air Dryer	Inspected
Condition	1- Good

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Question	Response
CLIMATE CONTROL SYSTEM	
Refrigerated Air Dryer	
Deficiency	No deficiencies recorded
Temperature Control Air Compressor	Inspected
Condition	1- Good
Deficiency	No deficiencies 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	Inspected
Dumbwaiters	Does not exist
Elevators	Does not exist
Escalators	Does not exist
Non-auditorium Handicap Lift	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sidewalk / Ash Hoist	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	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
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not exist

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Question	Response
DOMESTIC WATER SYSTEM	
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
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
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	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
Condition	3- Fair
Alternative Use	Yes
Deficiency	NOT IN USE
Deficiency Location/Instance	Room B29
Deficiency Quantity	1

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Question	Response
FIXTURES	
Student	
Locker Room Shower	
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	
Condition	Inspected
Deficiency	3- Fair
Toilet	
Condition	Inspected
Deficiency	3- Fair
Urinal	
Condition	Inspected
Deficiency	3- Fair
GAS FIRED FURNACE	
	Does not exist
GAS SERVICE	
	Inspected
Gas Distribution Piping	
Condition	Inspected
Deficiency	2- Between Good and Fair
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	Inspected
Deficiency	3- Fair
Heating Coils In Ductwork	
Condition	Inspected
Deficiency	3- Fair
Hydronic Heating	
	Does not exist
Radiator / Convect	
Condition	Inspected
Deficiency	3- Fair
Steam Heating	
	Inspected
F&T/Steam Drip Trap	
Condition	Inspected
Deficiency	1- Good
MER Steam and Condensate Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Basement
Deficiency Quantity	300
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
Steam Condensate Return System	
Condition	Inspected
Deficiency	1- Good

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Question	Response
HEATING	
Steam Heating	
Steam Condensate Return System	
Deficiency	No deficiencies recorded
Steam Piping	
Condition	3- Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	
Condition	1- Good
Deficiency	No deficiencies recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
Terminal Fan Coil Unit	
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
Boiler Auxiliaries	
Inspected	
Boiler Blowdown/Piping System	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Breeching	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Damper (In Breeching)	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Inspected	
Boiler Feedwater Pump	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater Tank	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Feedwater Piping	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Gas Burner	
Does not exist	
Boiler Gas/Oil Burner	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Header Valve	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Inspected	
Double Check Valves	
Does not exist	
RPZ	
Inspected	

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Make-up Water Backflow Preventer	
RPZ	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Piping	
Condition	Inspected
Deficiency	1- Good
Boiler Oil Burner	
Does not exist	
Boiler Room Steam And Condensate Piping	
Condition	Inspected
Deficiency	1- Good
Boiler Safety Valve	
Condition	Inspected
Deficiency	1- Good
Burner Control Panel	
Condition	Inspected
Deficiency	1- Good
Boiler System	
Inspected	
Coal-fired Boiler	
Does not exist	
Hot Water Boiler	
Does not exist	
Modular Boiler	
Does not exist	
Steam Boiler	
Inspected	
Instance	Basement Boiler Room
Instance Condition	1- Good
Instance Quantity	3,913
Instance Quantity Uom	MBH
Manufacturer	York- Shipley Global
EquipmentId	50172-1
Capacity/Size	45 GPH Burner
Installation Year	2008
Deficiency	No deficiencies recorded
Instance	Basement Boiler Room
Instance Condition	1- Good
Instance Quantity	3,913
Instance Quantity Uom	MBH
Manufacturer	York -Shipley Global
EquipmentId	50172-2
Capacity/Size	45 GPH Burner
Installation Year	2008
Deficiency	No deficiencies recorded
Fuel Systems	
Inspected	
Boiler Fresh Air Louver/Damper	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	
Under construction	
Fuel Oil Heater	
Does not exist	
Fuel Oil Level Gauge	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Fuel Oil Piping	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded

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HEATING PLANT	
Fuel Systems	
Fuel Oil Tank	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Transfer Pump	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	Inspected
Condition	1- Good
Deficiency	NOT IN USE
Deficiency Location/Instance	Boiler room
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Oil Leak Detector In Tank Room	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Overfill Alarm By Oil Fill	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
KITCHEN	Inspected
Instance	First Floor
CO Detector	
Instance on First Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
CO/Gas Leak Detector	
Instance on First Floor	Does not exist
Gas System	
Instance on First Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on First Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood	
Instance on First Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on First Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on First Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on First Floor	Inspected

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Question	Response
KITCHEN	
Hood Fire Suppression System	
Instance	Kitchen
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Ansul
EquipmentId	N/A
Capacity/Size	3 Gal.
Installation Year	2005
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on First Floor	Does not exist
Kitchen Sink	
Instance on First Floor	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	
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	
Duct- Register / Diffuser	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Exhaust Fan	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Roof
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fire / Smoke Damper	Does not exist
Heating And Ventilating Unit	Does not exist
Metal Ductwork	Inspected
Condition	3- Fair

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Question	Response
VENTILATION	
Metal Ductwork	
Deficiency	DAMAGED FLEXIBLE CONNECTION
Deficiency Location/Instance	Basement Mechanical Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Supply Fan	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Unit Ventilator	Does not exist