

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

Mechanical Inspection

M110

School: **P.S. 110 - MANHATTAN, 285 DELANCY STREET, MANHATTAN, NY, 10002**

InspectionId	Inspection Type	Time In	Last Edited
1263073	MECHANICAL	2009-03-04 12:21PM	2009-03-12 10:13AM

Asset Data

Question	Answer
Heating Plant Oil Number	2
Have any Systems/Major Building Components been upgraded?	Systems: Heating plant , gas fired hot water heater , gas booster Years: 2000 Systems: Air conditioning - split system Years: 2005 Systems: Window units - 5th floor , 2 new water mains Years: 2006 Systems: Climate control system Years: 2005 Systems: Ventilation exhaust fans Years: 2002

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	2- Between Good and Fair
Deficiency	OVER 5 TONS:DEFECTIVE COMPRESSOR
Deficiency Location/Instance	Roof
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations 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	2- Between Good and Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
Damper Actuator	Does not exist
DDC Computer	Does not exist

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Question	Response
CLIMATE CONTROL SYSTEM	
Local Control Panel	Does not exist
Pneumatic PRV Station	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Pneumatic Tubing	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Refrigerated Air Dryer	Inspected
Condition	1- Good
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	Does not exist
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	Inspected
Electric Pressure Booster System	Does not exist
Hydraulic/Pneumatic Booster System	Inspected
Domestic Cold Water Tank	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement boiler room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Pressure Booster Pump	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement boiler room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Water Pressure Booster - Compressor	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Basement boiler room
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Hydraulic/Pneumatic Booster System	
Water Pressure Booster - Compressor	
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Water Service	Inspected
Service Piping (Water Main)	Inspected
Condition	1- Good
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	Does not exist
Domestic Water Heat Exchanger	Does not exist
Electric Domestic Water Heater	Does not exist
Gas Fired Domestic Water Heater	Inspected
Instance	Basement boiler room
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	PVI
EquipmentId	N/A
Capacity/Size	399 MBH Input / 225 Gal
Installation Year	2000
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout school
Deficiency Quantity	1,700
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	Inspected
House Trap	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Interior Floor Drain	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Interior Storm Piping	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout school
Deficiency Quantity	600

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage / Waste Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Quantity	Throughout school
Quantity Uom	400
Potential Action	L.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 1
Violations	LEVEL 2
	No violations recorded
Sewage Ejector Pump	
	Does not exist
Sump Pump	
Condition	Inspected
Deficiency	2- Between Good and Fair
	No deficiencies recorded
Vent Piping	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Quantity	Throughout school
Quantity Uom	200
Potential Action	L.F.
Urgency of Action	REPLACE
Purpose of Action	PRIORITY 1
Violations	LEVEL 2
	No violations 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
	No deficiencies recorded
Toilet	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Urinal	
	Does not exist
Student	
	Inspected
Drinking Fountain	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Lavatory/Sink	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Locker Room Shower	
	Does not exist
Sink And Fountain Combo Unit	
	Inspected

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Question	Response
FIXTURES	
Student	
Sink And Fountain Combo Unit	
Condition	3- Fair
Deficiency	No deficiencies recorded
Toilet	
Condition	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Urinal	
Condition	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Boy's - 4th floor
Deficiency Quantity	2
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
Gas Distribution Piping	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Meter Room Vent	
Condition	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	
Instance	Inspected
Instance	Basement- gas meter room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Eclipse
EquipmentId	N/A
Capacity/Size	15,000 SCFH
Installation Year	2000
Deficiency	No deficiencies recorded
HEATING	
	Inspected
Baseboard/Fin Tube	
	Does not exist
Heating Coils In Ductwork	
	Does not exist
Hydronic Heating	
	Does not exist
Radiator / Convectector	
Condition	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout
Deficiency Quantity	150
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Heating	
	Inspected
F&T/Steam Drip Trap	
	Inspected

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Question	Response
HEATING	
Steam Heating	
F&T/Steam Drip Trap	
Condition	1- Good
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
Does not exist	
Steam Condensate Return Piping	
Inspected	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout school
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
Steam Condensate Return System	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Steam Piping	
Inspected	
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Throughout school
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
Terminal Unit Thermostatic Trap	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	
Does not exist	
Terminal Fan Coil Unit	
Does not exist	
Unit Heater/Cabinet Heater	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
HEATING PLANT	
Inspected	
Replacement Quantity	7,796
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	

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Feedwater System	
Boiler Feedwater Pump	
Condition	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater Tank	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Feedwater Piping	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Boiler Gas Burner	
Condition	Does not exist
Boiler Gas/Oil Burner	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Boiler Header Valve	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Condition	Inspected
Double Check Valves	
Condition	Does not exist
RPZ	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Boiler Make-up Water Piping	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Boiler Oil Burner	
Condition	Does not exist
Boiler Room Steam And Condensate Piping	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Burner Control Panel	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler System	
Condition	Inspected
Coal-fired Boiler	
Condition	Does not exist
Hot Water Boiler	
Condition	Does not exist
Modular Boiler	
Condition	Does not exist
Steam Boiler	
Condition	Inspected
Instance	Basement boiler room
Instance Condition	1- Good
Instance Quantity	3,898
Instance Quantity Uom	MBH
Manufacturer	A.L. Eastmond & Sons Inc.
EquipmentId	966-01
Capacity/Size	3898 MBH Net
Installation Year	2000
Deficiency	No deficiencies recorded

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Instance	Basement - boiler room
Instance Condition	1- Good
Instance Quantity	3,898
Instance Quantity Uom	MBH
Manufacturer	A.L. Eastmond Sons & Inc.
EquipmentId	966-02
Capacity/Size	3898 MBH Net
Installation Year	2000
Deficiency	No deficiencies recorded
Fuel Systems	Inspected
Boiler Fresh Air Louver/Damper	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
CO/Gas Leak Detection	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Heater	Does not exist
Fuel Oil Level Gauge	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fuel Oil Tank	Inspected
Condition	1- Good
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	No deficiencies 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	1st floor
CO Detector	
Instance on 1st floor	Does not exist
CO/Gas Leak Detector	
Instance on 1st floor	Does not exist
Gas System	
Instance on 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Grease Trap	
Instance on 1st floor	Does not exist
Hood	

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Question	Response
KITCHEN	
Hood	
Instance on 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	1st floor
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	2- Between Good and Fair
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on 1st floor	Does not exist
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
SCIENCE DEMO ROOM	
Instance	Inspected
Alternative Use	3rd floor - 309
Instance	Yes
Alternative Use	5th floor -Room 505
Instance	No
Alternative Use	
Acid Waste Neutralizing Tank	
Instance on 3rd floor - 309	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on 5th floor -Room 505	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Emergency Shower	
Instance on 3rd floor - 309	Does not exist
Instance on 5th floor -Room 505	Does not exist
Eye Wash	
Instance on 3rd floor - 309	Does not exist
Instance on 5th floor -Room 505	Does not exist
Laboratory Hood	
Instance on 3rd floor - 309	Does not exist
Instance on 5th floor -Room 505	Does not exist
Laboratory Sink	
Instance on 3rd floor - 309	Inspected
Instance Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Room 309
Deficiency Quantity	1

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Question	Response
SCIENCE DEMO ROOM	
Laboratory Sink	
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Instance on 5th floor -Room 505	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
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	Does not exist
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	Does not exist
Exhaust Fan	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fire / Smoke Damper	Does not exist
Heating And Ventilating Unit	Does not exist
Metal Ductwork	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Supply Fan	Does not exist
Unit Ventilator	Does not exist