

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

Mechanical Inspection

X084

School: **P.S. 811 (OLD I84) - BRONX, 1434 LONGFELLOW AVENUE, BRONX, NY, 10459**

InspectionId	Inspection Type	Time In	Last Edited
1187117	MECHANICAL	2009-05-06 09:04AM	2009-05-19 08:05AM

Asset Data

Question	Answer
Heating Plant Oil Number	6
Have any Systems/Major Building Components been upgraded?	Systems: Grease trap, one passenger elevator,10/21 drinking fountains, 40/112 sprinkler heads Years: 2009 Systems: 10/14 Roof EFs, three fan coil units in cafeteria, 6/8 DX split system ,boiler feed water system & sump pumps Years: 2006

Priority Condition

No condition recorded

Inspection

Question	Response
MECHANICAL	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not exist
Air Cooled Chiller	Does not exist
Air Cooled Condenser	Does not exist
Air Separator	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Backflow Preventer	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Central Station Air Handler	Does not exist
Chilled Water Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Chilled Water Pump	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Chiller Emergency Stop Switch	Does not exist
Cold Water Piping (A/C Make-up)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Expansion Tank	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fan Coil Unit	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Packaged Air Cooled Chiller	Inspected
Instance	Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	McQuay
EquipmentId	N/A
Capacity/Size	162.5 Tons
Installation Year	1991

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Question	Response
AIR CONDITIONING	
Refrigerant Piping	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Return Fan	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Window Type A/C	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
CENTRAL ACID WASTE NEUTRALIZING TANK	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	NOT IN USE
Deficiency Quantity	Basement (Next to B12)
Quantity Uom	1
Potential Action	EACH
Urgency of Action	NO ACTION
Purpose of Action	PRIORITY 1
Violations	LEVEL 1
Violations	No violations recorded
CLIMATE CONTROL SYSTEM	
Condition	Inspected
Damper Actuator	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
DDC Computer	
Condition	Does not exist
Local Control Panel	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Pneumatic PRV Station	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Pneumatic Tubing	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Refrigerated Air Dryer	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Temperature Control Air Compressor	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Temperature Control Thermostat	
Condition	Inspected
Deficiency	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Various Locations - 30/120
Deficiency Quantity	30
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	LEVEL 2
Violations	No violations recorded
Temperature Control Zone Valve	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Valve	
Condition	Inspected
Deficiency	3- Fair

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Question	Response
CLIMATE CONTROL SYSTEM	
Terminal Unit Thermostatic Valve	
Deficiency	No deficiencies recorded
COMPACTOR	
Condition	Inspected
Deficiency	3- Fair
Deficiency Location/Instance	NOT IN USE
Deficiency Quantity	Basement
Quantity Uom	1
Potential Action	EACH
Urgency of Action	NO ACTION
Purpose of Action	PRIORITY 1
Violations	LEVEL 1
	No violations recorded
CONVEYING	
	Inspected
Dumbwaiters	
	Does not exist
Elevators	
Condition	Inspected
Deficiency	2- Between Good and Fair
Escalators	
	Does not exist
Non-auditorium Handicap Lift	
	Does not exist
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)	
Condition	Inspected
Deficiency	3- Fair
	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	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Domestic Hot Water Remote Storage Tank	
	Does not exist
Domestic Water Heat Exchanger	
Condition	Inspected
Deficiency	3- Fair
	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	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
	Inspected
House Trap	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Interior Floor Drain	
Condition	Inspected
Deficiency	3- Fair
	No deficiencies recorded
Interior Storm Piping	
Condition	Inspected
	3- Fair

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Question	Response
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	
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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
FIXTURES	Inspected
Staff And Other	Inspected
Boiler Room - Eye Wash	Does not exist
Janitor Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Student	Inspected
Drinking Fountain	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Inspected
Condition	3- Fair
Alternative Use	No
Deficiency	NOT IN USE
Deficiency Location/Instance	1st floor gym, one used for boys and one not used for girls
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	Does not exist
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
FIXTURES	
Student	
Urinal	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	Inspected
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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Hydronic Heating	Does not exist
Radiator / Convectector	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Heating	Inspected
F&T/Steam Drip Trap	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement
Deficiency Quantity	18
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
MER Steam and Condensate Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Condensate Return System	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
STEAM SUPPLIED BY EXTERNAL SOURCES	Does not exist
Terminal Fan Coil Unit	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
HEATING	
Unit Heater/Cabinet Heater	Does not exist
HEATING PLANT	Inspected
Replacement Quantity	18,039
Replacement Uom	MBH
Boiler Auxiliaries	Inspected
Boiler Blowdown/Piping System	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Breeching	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Damper (In Breeching)	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Emergency Stop Switch	Inspected
Condition	3- Fair
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)	Does not exist
Boiler Gas Burner	Does not exist
Boiler Gas/Oil Burner	Does not exist
Boiler Header Valve	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	Does not exist
Boiler Make-up Water Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Oil Burner	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Room Steam And Condensate Piping	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Burner Control Panel	Inspected
Condition	3- Fair
Deficiency	BEYOND USEFUL LIFE - NON DEFECTIVE
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler System	Inspected
Coal-fired Boiler	Does not exist
Hot Water Boiler	Does not exist
Modular Boiler	Does not exist
Steam Boiler	Inspected
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	6,013
Instance Quantity Uom	MBH
Manufacturer	Kewanee
EquipmentId	58222-1
Capacity/Size	7745 MBH- Gross
Installation Year	1972
Deficiency	PLUGGED TUBES
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
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	6,013
Instance Quantity Uom	MBH
Manufacturer	Kewanee
EquipmentId	58222-2
Capacity/Size	7745 MBH- Gross
Installation Year	1972
Deficiency	No deficiencies recorded
Instance	Boiler Room
Instance Condition	3- Fair
Instance Quantity	6,013
Instance Quantity Uom	MBH
Manufacturer	Kewanee
EquipmentId	58222-3
Capacity/Size	7745 MBH- Gross
Installation Year	1972
Deficiency	PLUGGED TUBES
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3

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Question	Response
HEATING PLANT	
Boiler System	
Steam Boiler	
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fuel Systems	
Boiler Fresh Air Louver/Damper	
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE ACTUATOR
Deficiency Location/Instance	Basement-3/3
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
CO/Gas Leak Detection	
Does not exist	
Fuel Oil Heater	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Level Gauge	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Piping	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Oil Tank	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Fuel Transfer Pump	
Inspected	
Condition	3- Fair
Deficiency	No deficiencies recorded
Gas Trains And Vent At The Boiler	
Does not exist	
Oil Leak Detector In Tank Room	
Does not exist	
Overfill Alarm By Oil Fill	
Does not exist	
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	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood	
Instance on 1st floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	

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Question	Response
KITCHEN	
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
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	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	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Alarm Valve Assembly	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Sprinkler Head	Inspected
Condition	2- Between Good and 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	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Gym
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Exhaust Fan	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Fire / Smoke Damper	Inspected

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Question	Response
VENTILATION	
Fire / Smoke Damper	
Condition	3- Fair
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	
Condition	Inspected
Deficiency	3- Fair
Metal Ductwork	
Condition	Inspected
Deficiency	3- Fair
Supply Fan	
Condition	Inspected
Deficiency	3- Fair
Unit Ventilator	
	Does not exist