

NYC Department of Education
Building Condition Assessment Survey 2023 - 2024

Electrical Inspection

K189

Asset: P.S. 189 - BROOKLYN, 1100 EAST NEW YORK AVE, New York, 11212

Inspection Id	Inspection Type	Time In	Last Edited
EE : K189	Electrical	2024-02-01 8:20 AM	2024-02-07 11:36 AM

Asset Data

Question	Answer
Type of Service	Below Ground
Does Interactive Whiteboard (IWB) Exist?	Yes
Water Penetration in Electrical Room?	Yes
Have any Systems/Major Building Components been upgraded?	Yes
	Systems: Retrofitted LED Lighting - Except (Multipurpose Rooms), Motor Controller (Most Motor Starter/Contactor)
	Years: 2021
	Systems: Exit Lights (Battery Pack)
	Years: 2019
	Systems: Fire Alarm System (CO Detector)
	Years: 2017
	Systems: Multipurpose Rooms (Lighting)
	Years: 2014
	Systems: Telephone System
	Years: 2013
	Systems: Public Address System, Fire Alarm System, Local Sound System - Except (Auditorium), Intrusion Alarm System (Central Control Panel, Siren/Strobe, Remote Annunciator)
	Years: 2012
	Systems: Auditorium - Except (House Lighting)
	Years: 2011
	Systems: IPDVS/CCTV System
	Years: 2009
	Systems: Service Switch, Switchboard, Fused Disconnect Switch Type Panel Board
	Years: 2008
	Systems: Emergency Light/Exit Light Panel
	Years: 2007
	Systems: Intrusion Alarm System
	Years: 2006
	Systems: Security Lights
	Years: 1998, 2006, 2018
	Systems: Molded Case Circuit Breaker Type Panel Board
	Years: 1986, 2000, 2008, 2011, 2015, 2020

DEDICATED INTERCOMS IN FIRE RESCUE AREAS

Question	Response
Are there any Life Rescue Assistance Areas, Fire Rescue Areas, and/or Holding Rooms in your building?	No

Priority Condition

Priority Condition Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Status	PhotoImage
Yes	Water Penetration in Electrical Room	N/A	Electrical Equipment	Electrical Room	Michael Dennis	Fireman	Sent to DSF	

Inspection

Question	Response
Electrical	

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Question	Response
AUDITORIUM	Inspected
Instance on 2nd Floor	Inspected
House Lighting	Inspected
Does a Chandelier exist?	No
Instance on 2nd Floor	Inspected
Lighting Fixture - Fluorescent	
Instance on 2nd Floor	Does not Exist
Lighting Fixture - HID	
Instance on 2nd Floor	Does not Exist
Lighting Fixture - Incandescent	
Instance on 2nd Floor	Does not Exist
Lighting Fixture - LED	
Instance on 2nd Floor	Inspected
Pendant Mounted	Does not Exist
Instance on 2nd Floor	Does not Exist
Surface Mounted	Inspected
Instance on 2nd Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	LIGHTING FIXTURE BALLAST DEFECTIVE
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	REPLACE BALLAST
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Recessed Mounted	Does not Exist
Instance on 2nd Floor	Does not Exist
Local Sound System	Inspected
Instance on 2nd Floor	Inspected
Installation Year	2011
Source of Installation	Custodial Staff
Condition	3 - Fair
Deficiency	No deficiencies recorded
Projection System	Inspected
Is the projector on a cart or installed on the ceiling?	Ceiling
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Theater Lighting System	Inspected
Instance on 2nd Floor	Inspected
Dimming System	
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Theater Lighting	
Instance on 2nd Floor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
CAFETERIA	Inspected

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Question	Response
CAFETERIA	
Instance on 1st Floor	Inspected
Lighting	Inspected
Instance on 1st Floor	Inspected
Lighting Fixture - Fluorescent	
Instance on 1st Floor	Does not Exist
Lighting Fixture - HID	
Instance on 1st Floor	Does not Exist
Lighting Fixture - Incandescent	
Instance on 1st Floor	Does not Exist
Lighting Fixture - LED	
Instance on 1st Floor	Inspected
Pendant Mounted	Does not Exist
Instance on 1st Floor	Does not Exist
Surface Mounted	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Recessed Mounted	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Local Sound System	Inspected
Instance on 1st Floor	Inspected
Installation Year	2012
Source of Installation	Custodial Staff
Condition	4 - Between Fair and Poor
Deficiency	AMPLIFIER NOT OPERATIONAL
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 2
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Projection System	Does not Exist
Instance on 1st Floor	Does not Exist
Theater Lighting System	Does not Exist
Instance on 1st Floor	Does not Exist
CLASSROOM/CORRIDOR/ADMINISTRATIVE SPACE	
Lighting	Inspected
Does a Chandelier exist?	No
Lighting Fixture - Fluorescent	Does not Exist
Lighting Fixture - HID	Does not Exist
Lighting Fixture - Incandescent	Does not Exist
Lighting Fixture - LED	Inspected
Pendant Mounted	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded

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CLASSROOM/CORRIDOR/ADMINISTRATIVE SPACE	
Lighting	
Lighting Fixture - LED	
Surface Mounted	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Recessed Mounted	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
COMPUTER LAB	Inspected
Instance on Room 211	Inspected
Power Panel	Yes
Lighting	Inspected
Instance on Room 211	Inspected
Lighting Fixture - Fluorescent	
Instance on Room 211	Does not Exist
Lighting Fixture - HID	
Instance on Room 211	Does not Exist
Lighting Fixture - Incandescent	
Instance on Room 211	Does not Exist
Lighting Fixture - LED	
Instance on Room 211	Inspected
Pendant Mounted	Inspected
Instance on Room 211	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Surface Mounted	Does not Exist
Instance on Room 211	Does not Exist
Recessed Mounted	Does not Exist
Instance on Room 211	Does not Exist
Raceway With Receptacles	Inspected
Instance on Room 211	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
GYMNASIUM	Does not Exist
KITCHEN	Inspected
Instance on 1st Floor	Inspected
Lighting	Inspected
Instance on 1st Floor	Inspected
Lighting Fixture - Fluorescent	
Instance on 1st Floor	Does not Exist
Lighting Fixture - HID	
Instance on 1st Floor	Does not Exist
Lighting Fixture - Incandescent	
Instance on 1st Floor	Does not Exist
Lighting Fixture - LED	
Instance on 1st Floor	Inspected
Pendant Mounted	Does not Exist
Instance on 1st Floor	Does not Exist

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Question	Response
KITCHEN	
Lighting	
Lighting Fixture - LED	
Surface Mounted	Does not Exist
Instance on 1st Floor	Does not Exist
Recessed Mounted	Inspected
Instance on 1st Floor	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
LIBRARY	Inspected
Instance on Room 409	Inspected
Lighting	Inspected
Instance on Room 409	Inspected
Lighting Fixture - Fluorescent	
Instance on Room 409	Does not Exist
Lighting Fixture - HID	
Instance on Room 409	Does not Exist
Lighting Fixture - Incandescent	
Instance on Room 409	Does not Exist
Lighting Fixture - LED	
Instance on Room 409	Inspected
Pendant Mounted	Inspected
Instance on Room 409	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Surface Mounted	Does not Exist
Instance on Room 409	Does not Exist
Recessed Mounted	Does not Exist
Instance on Room 409	Does not Exist
Raceway With Receptacles	Does not Exist
Instance on Room 409	Does not Exist
Projection System	Does not Exist
Instance on Room 409	Does not Exist
LOCKER ROOM	Does not Exist
MULTIPURPOSE ROOM	Inspected
Instance on 1st Floor - East	Inspected
Instance on 1st Floor - West	Inspected
Lighting	Inspected
Instance on 1st Floor - West	Inspected
Instance on 1st Floor - East	Inspected
Lighting Fixture - Fluorescent	
Instance on 1st Floor - West	Does not Exist
Instance on 1st Floor - East	Does not Exist
Lighting Fixture - HID	
Instance on 1st Floor - West	Does not Exist
Instance on 1st Floor - East	Does not Exist
Lighting Fixture - Incandescent	
Instance on 1st Floor - West	Does not Exist
Instance on 1st Floor - East	Does not Exist

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MULTIPURPOSE ROOM	
Lighting	
Lighting Fixture - LED	
Instance on 1st Floor - West	Inspected
Instance on 1st Floor - East	Inspected
Pendant Mounted	Does not Exist
Instance on 1st Floor - West	Does not Exist
Instance on 1st Floor - East	Does not Exist
Surface Mounted	Inspected
Instance on 1st Floor - West	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Instance on 1st Floor - East	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Recessed Mounted	Does not Exist
Instance on 1st Floor - West	Does not Exist
Instance on 1st Floor - East	Does not Exist
Local Sound System	Does not Exist
Instance on 1st Floor - West	Does not Exist
Instance on 1st Floor - East	Inspected
Installation Year	2012
Source of Installation	Custodial Staff
Condition	3 - Fair
Deficiency	No deficiencies recorded
Projection System	Does not Exist
Instance on 1st Floor - West	Does not Exist
Instance on 1st Floor - East	Does not Exist
Theater Lighting System	Does not Exist
Instance on 1st Floor - West	Does not Exist
Instance on 1st Floor - East	Does not Exist
SCIENCE DEMO ROOM	Does not Exist
SCIENCE LAB	Inspected
Instance on Room 508	Inspected
Power Panel	No
Alternative use	No
Lighting	Inspected
Instance on Room 508	Inspected
Lighting Fixture - Fluorescent	
Instance on Room 508	Does not Exist
Lighting Fixture - HID	
Instance on Room 508	Does not Exist
Lighting Fixture - Incandescent	
Instance on Room 508	Does not Exist
Lighting Fixture - LED	
Instance on Room 508	Inspected
Pendant Mounted	Inspected
Instance on Room 508	Inspected
Condition	2 - Between Good and Fair

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Question	Response
SCIENCE LAB	
Lighting	
Lighting Fixture - LED	
Pendant Mounted	Inspected
Deficiency	No deficiencies recorded
Surface Mounted	Does not Exist
Instance on Room 508	Does not Exist
Recessed Mounted	Does not Exist
Instance on Room 508	Does not Exist
Emergency Gas Shut-Off Valve	Does not Exist
Instance on Room 508	Does not Exist
Emergency Shut-Off Power	Does not Exist
Instance on Room 508	Does not Exist
Power Supply	Does not Exist
Instance on Room 508	Does not Exist
Projection System	Does not Exist
Instance on Room 508	Does not Exist
SCIENCE PREP ROOM	Does not Exist
SWIMMING POOL	Does not Exist
TOILET ROOM - STAFF	Inspected
Lighting	Inspected
Lighting Fixture - Fluorescent	Does not Exist
Lighting Fixture - HID	Does not Exist
Lighting Fixture - Incandescent	Does not Exist
Lighting Fixture - LED	Inspected
Pendant Mounted	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Surface Mounted	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Recessed Mounted	Does not Exist
TOILET ROOM - STUDENT	Inspected
Lighting	Inspected
Lighting Fixture - Fluorescent	Does not Exist
Lighting Fixture - HID	Does not Exist
Lighting Fixture - Incandescent	Does not Exist
Lighting Fixture - LED	Inspected
Pendant Mounted	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Surface Mounted	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Recessed Mounted	Does not Exist
AUXILIARY SIGNAL/BELL SYSTEM	Inspected
Replacement Quantity	78,000
Replacement Uom	S.F.

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AUXILIARY SIGNAL/BELL SYSTEM	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
EMERGENCY DC STANDBY BATTERY POWER	Does not Exist
EMERGENCY GENERATOR SET	Does not Exist
EMERGENCY LIGHT/EXIT LIGHT PANEL	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
EMERGENCY LIGHTING	Inspected
Battery Pack	Inspected
Condition	3 - Fair
Deficiency	BATTERY NOT OPERATIONAL
Deficiency Location/Instance	Cafeteria, Boiler Room, Basement Mechanical Room
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE BATTERY
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 4
Deficiency Photo1	No photo recorded
Violations	35672494Z
Non Battery Pack	Inspected
Condition	3 - Fair
Deficiency	FIXTURE LENS MISSING
Deficiency Location/Instance	Cafeteria
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL LENS
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
EXIT LIGHT	Inspected
Battery Pack	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Non Battery Pack	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
EXIT/EMERGENCY LIGHT	Does not Exist
FIRE ALARM SYSTEM	Inspected
Replacement Quantity	78,000
Replacement Uom	S.F.
Bell/Horn	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Strobe	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Manual Pull Station	Inspected
Condition	2 - Between Good and Fair

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Question	Response
FIRE ALARM SYSTEM	
Manual Pull Station	Inspected
Deficiency	No deficiencies recorded
Fan Shutdown Control	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Duct Smoke Detector	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Area Smoke Detector	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
CO Detector	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Heat Detector	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Elevator Recall	Does not Exist
Magnetic Door Holder/Contactor	Does not Exist
Fused Cutout Panel	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fire Alarm Digital Communicator	Does not Exist
Main Panel	Inspected
Bell At Panel	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fire Alarm Control Panel (Electronic)	Inspected
Instance	Main Entrance Lobby
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Instance Manufacturer	Siemens
Equipment	Fire Alarm Control Panel
Model	FireFinder-XLS
Installation Year	2012
Source of Installation	Inspector Estimate
Deficiency	No deficiencies recorded
Fire Alarm Control Panel (Standard)	Does not Exist
Sub-Panel	Does not Exist
Remote Annunciator	Inspected
Display Monitor	Does not Exist
Panel	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Printer	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Punch Register	Does not Exist

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FIRE ALARM SYSTEM	
Sprinkler Flow/Air Pressure Switch	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Tamper Flow Switch/Chain	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
GROUNDING SYSTEM	
Condition	3 - Fair
Deficiency	No deficiencies recorded
INTERCOM SYSTEM	
Does not Exist	Does not Exist
LAN	
Local Distribution Frame (I/LDF)	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Main Equipment Rack (MDF)	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
LIGHTNING PROTECTION	
Does not Exist	Does not Exist
MOTOR CONTROLLER	
Motor Control Center	Does not Exist
Motor Starter/Contactor	Inspected
Condition	1 - Good
Deficiency	No deficiencies recorded
Variable Frequency Drive	Does not Exist
PANEL BOARD	
Fused Disconnect Switch Type	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Fused Knife Switch Type	Inspected
Condition	3 - Fair
Deficiency	PANEL BOARD BEYOND USEFUL LIFE
Deficiency Location/Instance	Basement Steam Condensate Return Pumping System Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE-UPGRADE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
Fused Toggle Switch Type	Does not Exist
Molded Case Circuit Breaker Type	Inspected
Condition	2 - Between Good and Fair
Deficiency	PANEL BOARD COVER IS MISSING
Deficiency Location/Instance	Auditorium - Storage Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 2
Purpose of Action	LEVEL 2

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Question	Response
PANEL BOARD	Inspected
Molded Case Circuit Breaker Type	
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
PUBLIC ADDRESS SYSTEM	Inspected
Replacement Quantity	78,000
Replacement Uom	S.F.
Instance	General Office
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Model	Bogen Multicom - 2000
Installation Year	2012
Source of Installation	Custodial Staff
Deficiency	CLOCK NOT OPERATIONAL
Deficiency Location/Instance	Classrooms and Corridors
Deficiency Quantity	10
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Deficiency Photo1	No photo recorded
Violations	No violations recorded.
SECURITY	Inspected
IPDVS/CCTV System	Inspected
Replacement Quantity	78,000
Replacement Uom	S.F.
Installation Year	2009
Source of Installation	Inspector Estimate
Condition	3 - Fair
Deficiency	No deficiencies recorded
Intrusion Alarm System	Inspected
Replacement Quantity	78,000
Replacement Uom	S.F.
Central Control Panel	Inspected
Instance	General Office (Inside Closet)
Instance Condition	2 - Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Model	Vista-128BP
Installation Year	2012
Source of Installation	Custodial Staff
Deficiency	No deficiencies recorded
Infrared Sensor	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded
Panic Switch	Inspected
Condition	3 - Fair
Deficiency	No deficiencies recorded

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Question	Response
SECURITY	
Intrusion Alarm System	
Remote Annunciator	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Siren/Strobe	
Condition	Inspected
Deficiency	2 - Between Good and Fair
Deficiency Location/Instance	SIREN/STROBE NOT ACTIVE
Deficiency Quantity	Multipurpose Room - East
Quantity Uom	1
Potential Action	EACH
Urgency of Action	MAINTENANCE
Purpose of Action	PRIORITY 4
Deficiency Photo1	LEVEL 3
Violations	No photo recorded
	No violations recorded.
Lighting - Security	
	Inaccessible
SERVICE SWITCH	
Instance	Inspected
Instance Condition	Electrical Room
Instance Quantity	2 - Between Good and Fair
Instance Quantity Uom	1
Instance Manufacturer	EACH
Equipment	All City Switchboard
Capacity/Size Quantity	S.SW #1 Main Disconnect
Capacity/Size UOM	1,600
Source of Capacity/Size	Amps
Installation Year	Nameplate
Source of Installation	2008
Deficiency	Custodial Staff
	No deficiencies recorded
SWITCHBOARD	
Number of Spares	Inspected
	1
Fused Disconnect Switch Type	
Instance	Inspected
Instance Condition	Electrical Room
Instance Quantity	2 - Between Good and Fair
Instance Quantity Uom	1
Instance Manufacturer	EACH
Equipment	All City Switchboard
Capacity/Size Quantity	N/A
Capacity/Size UOM	1,600
Capacity/Size2 Quantity	Amps Total
Capacity/Size2 UOM	3
Source of Capacity/Size	Section(S)
Installation Year	Service Switch Size
Source of Installation	2008
Deficiency	Custodial Staff
	No deficiencies recorded
Fused Knife Switch Type	
	Does not Exist
Molded Case Circuit Breaker Type	
	Does not Exist

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Question	Response
TELEPHONE SYSTEM	Inspected
PBX/Intercom	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
Standard	Inspected
Condition	2 - Between Good and Fair
Deficiency	No deficiencies recorded
TRANSFORMER	Does not Exist