

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Electrical Inspection

M090

Asset: I.S. 90 - MANHATTAN, 21 JUMEL PLACE, MANHATTAN, NY, 10032

Inspection Id	Inspection Type	Time In	Last Edited
966	ELECTRICAL	2023-11-13 09:02AM	2023-12-22 09:45AM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Lighting - Security Years: 2018, 1994 Systems: LAN Years: 2017 Systems: IPDVS/CCTV System Years: 2010 Systems: Exit Lights (Non Battery Pack), Telephone System, Intercom System (Elevator) Years: 2009 Systems: All Other Electrical Systems and Components Years: 1994
Type of Service	Below Ground
Does Interactive Whiteboard (IWB) Exist?	Yes
Water Penetration In Electrical Room?	No

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?	Yes
Are dedicated intercoms available in all of these spaces for use during a fire?	Yes
Are all dedicated intercoms operational?	Yes

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
Yes	Fire Alarm System - Defective	Internal Fault/Power Supply Fault	Fire Alarm System - Sub Panel	Closet Inside General Office - Room A116A	Jose Pago	Custodian	No Photo Taken

Inspection

Question	Response
Electrical	
ATHLETIC FIELD	Does not exist
AUDITORIUM	Inspected
Instance on 3rd Floor	Inspected
House Lighting	
Instance on 3rd Floor	Under construction
Local Sound System	
Instance on 3rd Floor	Inspected
Instance Condition	5- Poor
Installation Year	1994
Source of Installation Year	Documented
Deficiency	AMPLIFIER NOT OPERATIONAL
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE SYSTEM
Urgency of Action	PRIORITY 2
Purpose of Action	LEVEL 2
Violations	No violations recorded
Projection System	
Instance on 3rd Floor	Does not exist
Theater Lighting System	
Instance on 3rd Floor	Inspected

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Question	Response
AUDITORIUM	
Theater Lighting System	
Dimming System	
Instance on 3rd Floor	Inspected
Instance Condition	3- Fair
Deficiency	DIMMING RACK/LIGHT CONSOLE BEYOND USEFUL LIFE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE-UPGRADE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Theater Lighting	
Instance on 3rd Floor	Inspected
Instance Condition	3- Fair
Deficiency	LIGHTING FIXTURE BEYOND USEFUL LIFE
Deficiency Quantity	172
Quantity Uom	EACH
Potential Action	REPLACE-UPGRADE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
CAFETERIA	
	Inspected
Instance on 1st Floor - Staff	Inspected
Instance on 1st Floor - Students	Inspected
Lighting	
Instance on 1st Floor - Staff	Under construction
Instance on 1st Floor - Students	Under construction
Local Sound System	
Instance on 1st Floor - Staff	Does not exist
Instance on 1st Floor - Students	Inspected
Instance Condition	5- Poor
Installation Year	1994
Source of Installation Year	Documented
Deficiency	AMPLIFIER NOT OPERATIONAL
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE SYSTEM
Urgency of Action	PRIORITY 2
Purpose of Action	LEVEL 2
Violations	No violations recorded
Projection System	
Instance on 1st Floor - Staff	Does not exist
Instance on 1st Floor - Students	Does not exist
Theater Lighting System	
Instance on 1st Floor - Staff	Does not exist
Instance on 1st Floor - Students	Does not exist
CLASSROOM/CORRIDOR/ADMINISTRATIVE SPACE	
	Inspected
Lighting	
	Under construction
COMPUTER LAB	
	Inspected
Instance on Room B212	Inspected
Power Panel?	Yes
Instance on Rooms B412, B406, A220	Inspected
Power Panel?	No
Lighting	

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Question	Response
COMPUTER LAB	
Lighting	
Instance on Room B212	Under construction
Instance on Rooms B412, B406, A220	Under construction
Raceway With Receptacles	
Instance on Room B212	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Instance on Rooms B412, B406, A220	Does not exist
GYMNASIUM	Inspected
Instance on 3rd Floor	Inspected
Lighting	
Instance on 3rd Floor	Under construction
Local Sound System	
Instance on 3rd Floor	Inspected
Instance Condition	5- Poor
Installation Year	1994
Source of Installation Year	Documented
Deficiency	AMPLIFIER NOT OPERATIONAL
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE SYSTEM
Urgency of Action	PRIORITY 2
Purpose of Action	LEVEL 2
Violations	No violations recorded
Projection System	
Instance on 3rd Floor	Does not exist
Scoreboard	
Instance on 3rd Floor	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Theater Lighting System	
Instance on 3rd Floor	Does not exist
KITCHEN	Inspected
Instance on 1st Floor	Inspected
Lighting	
Instance on 1st Floor	Under construction
LIBRARY	Does not exist
LOCKER ROOM	Does not exist
MULTIPURPOSE ROOM	Does not exist
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Inspected
Instance on Room B312	Inspected
Power Panel?	Yes
Alternative Use	No
Instance on Rooms B310, C310, D310, C310, D312	Inspected
Power Panel?	No
Alternative Use	No
Lighting	
Instance on Room B312	Under construction
Instance on Rooms B310, C310, D310, C310, D312	Under construction
Emergency Gas Shut-Off Valve	
Instance on Room B312	Inspected
Instance Condition	3- Fair

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Question	Response
SCIENCE LAB	
Emergency Gas Shut-Off Valve	
Deficiency	No deficiencies recorded
Instance on Rooms B310, C310, D310, C310, D312	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Emergency Shut-Off Power	
Instance on Room B312	Does not exist
Instance on Rooms B310, C310, D310, C310, D312	Does not exist
Power Supply	
Instance on Room B312	Does not exist
Instance on Rooms B310, C310, D310, C310, D312	Does not exist
Projection System	
Instance on Room B312	Does not exist
Instance on Rooms B310, C310, D310, C310, D312	Does not exist
SCIENCE PREP ROOM	Inspected
Instance on Room B312A	Inspected
Power Panel?	No
Alternative Use	No
Instance on Rooms C312A, D312A	Inspected
Power Panel?	Yes
Alternative Use	No
Lighting	
Instance on Room B312A	Under construction
Instance on Rooms C312A, D312A	Under construction
Emergency Gas Shut-Off Valve	
Instance on Room B312A	Does not exist
Instance on Rooms C312A, D312A	Does not exist
Emergency Shut-Off Power	
Instance on Room B312A	Does not exist
Instance on Rooms C312A, D312A	Does not exist
Power Supply	
Instance on Room B312A	Does not exist
Instance on Rooms C312A, D312A	Does not exist
SWIMMING POOL	Does not exist
TOILET ROOM - STAFF	Inspected
Lighting	Under construction
TOILET ROOM - STUDENT	Inspected
Lighting	Under construction
AUXILIARY SIGNAL/BELL SYSTEM	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
EMERGENCY DC STANDBY BATTERY POWER	Does not exist
EMERGENCY GENERATOR SET	Inspected
Automatic Transfer Switch (ATS)	Inspected
Instance	Electrical Room A005
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	ASCO
EquipmentId	Fire Alarm System Automatic Transfer Switch
Capacity/Size Quantity	30
Capacity/Size UOM	Amps

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Question	Response
EMERGENCY GENERATOR SET	
Automatic Transfer Switch (ATS)	
Source of Capacity/Size	Nameplate
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Electrical Room A005
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	ASCO
EquipmentId	Main ATS
Capacity/Size Quantity	600
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Electrical Room A005
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	ASCO
EquipmentId	N/A
Capacity/Size Quantity	30
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Battery Charger	Inspected
Instance	Electrical Room A005
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Charles Industries
EquipmentId	Battery Charger
Capacity/Size Quantity	10
Capacity/Size UOM	AmpsDC
Capacity/Size 2 Quantity	24
Capacity/Size 2 UOM	VDC
Source of Capacity/Size	Nameplate
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Emergency Distribution Board	Inspected
Number of Spares	2
Fused Disconnect Switch Type	Inspected
Instance	Electrical Room A005
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Siemens
EquipmentId	EMDP-HV
Capacity/Size Quantity	600
Capacity/Size UOM	Amps Total

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Question	Response
EMERGENCY GENERATOR SET	
Emergency Distribution Board	
Fused Disconnect Switch Type	
Capacity/Size 2 Quantity	1
Capacity/Size 2 UOM	Section(s)
Source of Capacity/Size	Nameplate
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Molded Case Circuit Breaker Type	Does not exist
Diesel	Inspected
Instance	Electrical Room A005
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Caterpillar
EquipmentId	Emergency Generator
Capacity/Size Quantity	438
Capacity/Size UOM	kVA
Capacity/Size 2 Quantity	350
Capacity/Size 2 UOM	kW
Capacity/Size 3 Quantity	526
Capacity/Size 3 UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Natural Gas	Does not exist
EMERGENCY LIGHT/EXIT LIGHT PANEL	Does not exist
EMERGENCY LIGHTING	Inspected
Battery Pack	Does not exist
Non Battery Pack	Under construction
EXIT LIGHT	Inspected
Battery Pack	Does not exist
Non Battery Pack	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
EXIT/EMERGENCY LIGHT	Does not exist
FIRE ALARM SYSTEM	Inspected
Bell/Horn	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Strobe	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Manual Pull Station	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fan Shutdown Control	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Duct Smoke Detector	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Area Smoke Detector	Inspected

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Question	Response
FIRE ALARM SYSTEM	
Area Smoke Detector	
Condition	3- Fair
Deficiency	No deficiencies recorded
CO Detector	Does not exist
Heat Detector	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Elevator Recall	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Magnetic Door Holder/Contactor	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fused Cutout Panel	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fire Alarm Digital Communicator	Does not exist
Main Panel	Inspected
Bell At Panel	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fire Alarm Control Panel (Electronic)	Inspected
Instance	Corridor By General Office - Room A116A
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Notifier
Model	N/A
EquipmentId	N/A
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Fire Alarm Control Panel (Standard)	Does not exist
Sub-Panel	Inspected
Bell At Panel	Does not exist
Fire Alarm Control Panel (Electronic)	Inspected
Instance	Corridor By General Office - Room A116A
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	SAE
Model	N/A
EquipmentId	Smoke Control Panel
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Closet Inside General Office - Room A116A
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Edwards System Technology
Model	IRC-3
EquipmentId	N/A
Installation Year	1994

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Question	Response
FIRE ALARM SYSTEM	
Sub-Panel	
Fire Alarm Control Panel (Electronic)	
Source of Installation Year	Documented
Deficiency	PANEL DEFECTIVE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Fire Alarm Control Panel (Standard)	Does not exist
Remote Annunciator	Inspected
Display Monitor	Does not exist
Panel	Inspected
Condition	5- Poor
Deficiency	PANEL NOT OPERATIONAL
Deficiency Location/Instance	Room A115
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 2
Violations	No violations recorded
Printer	Does not exist
Punch Register	Does not exist
Sprinkler Flow/Air Pressure Switch	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Tamper Flow Switch/Chain	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
GROUNDING SYSTEM	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
INTERCOM SYSTEM	Inspected
Elevator	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Holding Area	Does not exist
LAN	Inspected
Local Distribution Frame (I/LDF)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Main Equipment Rack (MDF)	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
LIGHTNING PROTECTION	Does not exist
MOTOR CONTROLLER	Inspected
MOTOR CONTROL CENTER	Does not exist
MOTOR STARTER/CONTACTOR	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Variable Frequency Drive	Does not exist

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Question	Response
PANEL BOARD	Inspected
Fused Disconnect Switch Type	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Fused Knife Switch Type	Does not exist
Fused Toggle Switch Type	Does not exist
Molded Case Circuit Breaker Type	Inspected
Condition	3- Fair
Deficiency	PANEL BOARD DOOR LOCK IS MISSING
Deficiency Location/Instance	Penthouse D
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 2
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	PANEL BOARD DOOR LOCK IS MISSING
Deficiency Location/Instance	Room B212
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
PUBLIC ADDRESS SYSTEM	Inspected
Instance	General Office - Room A116A
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Model	Dukane MACS
Installation Year	1994
Source of Installation Year	Documented
Deficiency	CLOCK NOT OPERATIONAL
Deficiency Location/Instance	Classrooms and Corridors
Deficiency Quantity	20
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
SECURITY	Inspected
IPDVS/CCTV System	Inspected
Condition	3- Fair
Installation Year	2010
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Intrusion Alarm System	Inspected
Central Control Panel	Inspected
Instance	Room A115
Instance Condition	4- Between Fair and Poor
Instance Quantity	1
Instance Quantity Uom	EACH
Model	Vista - 128B
Installation Year	1994
Source of Installation Year	Documented

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Question	Response
SECURITY	
Intrusion Alarm System	
Central Control Panel	
Deficiency	SYSTEM DEFECTIVE
Deficiency Quantity	161,000
Quantity Uom	S.F.
Potential Action	REPLACE SYSTEM
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 3
Violations	No violations recorded
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Room A115
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 3
Violations	No violations recorded
Infrared Sensor	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Panic Switch	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Remote Annunciator	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Siren/Strobe	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Lighting - Security	
Condition	Inspected
Deficiency	1- Good
Deficiency	TIME CLOCK NOT OPERATIONAL
Deficiency Location/Instance	Electrical Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 3
Violations	No violations recorded
SERVICE SWITCH	
Instance	Inspected
Instance Condition	Electrical Room A005
Instance Quantity	3- Fair
Instance Quantity Uom	1
Manufacturer	EACH
EquipmentId	Siemens
Capacity/Size Quantity	SSW-1
Capacity/Size UOM	2500
Source of Capacity/Size	Amps
Installation Year	Nameplate
Source of Installation Year	1994
Deficiency	Documented
Deficiency	No deficiencies recorded
Instance	Electrical Room A005
Instance Condition	3- Fair

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Question	Response
SERVICE SWITCH	
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Siemens
EquipmentId	SSW-4
Capacity/Size Quantity	1600
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Electrical Room A005
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Siemens
EquipmentId	SSW-3
Capacity/Size Quantity	2000
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Electrical Room A005
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Siemens
EquipmentId	SSW-2
Capacity/Size Quantity	2000
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
SWITCHBOARD	Inspected
Number of Spares	8
Fused Disconnect Switch Type	Inspected
Instance	Electrical Room A005
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Siemens
EquipmentId	DP (1A,1B, 1C, 1D)
Capacity/Size Quantity	4000
Capacity/Size UOM	Amps Total
Capacity/Size 2 Quantity	2
Capacity/Size 2 UOM	Section(s)
Source of Capacity/Size	Nameplate
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Electrical Room A005
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH

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Question	Response
SWITCHBOARD	
Fused Disconnect Switch Type	
Manufacturer	Siemens
EquipmentId	SWBD-HV-3
Capacity/Size Quantity	2000
Capacity/Size UOM	Amps Total
Capacity/Size 2 Quantity	1
Capacity/Size 2 UOM	Section(s)
Source of Capacity/Size	Nameplate
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Electrical Room A005
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Siemens
EquipmentId	SWBD-HV-2
Capacity/Size Quantity	1200
Capacity/Size UOM	Amps Total
Capacity/Size 2 Quantity	1
Capacity/Size 2 UOM	Section(s)
Source of Capacity/Size	Nameplate
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Electrical Room A005
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Siemens
EquipmentId	N/A
Capacity/Size Quantity	1200
Capacity/Size UOM	Amps Total
Capacity/Size 2 Quantity	1
Capacity/Size 2 UOM	Section(s)
Source of Capacity/Size	Nameplate
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Fused Knife Switch Type	Does not exist
Molded Case Circuit Breaker Type	Does not exist
TELEPHONE SYSTEM	Inspected
PBX/Intercom	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Standard	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
TRANSFORMER	Inspected
Instance	Electrical Room A005
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	ACME
EquipmentId	N/A

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Question	Response
TRANSFORMER	
Capacity/Size Quantity	75
Capacity/Size UOM	kVA
Source of Capacity/Size	Nameplate
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Electrical Room A005
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Siemens
EquipmentId	N/A
Capacity/Size Quantity	1500
Capacity/Size UOM	kVA
Source of Capacity/Size	Nameplate
Installation Year	1994
Source of Installation Year	Documented
Deficiency	No deficiencies recorded