

NYC Department of Education
Building Condition Assessment Survey 2023-2024

Electrical Inspection

M108

Asset: P.S. 108 - MANHATTAN, 1615 MADISON AVENUE, MANHATTAN, NY, 10029

Inspection Id	Inspection Type	Time In	Last Edited
139	ELECTRICAL	2023-10-12 08:21AM	2023-11-07 12:59PM


Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: LAN, Auditorium (LED Lighting), Public Address System (Clocks), Exit Lights (Battery Pack) Years: 2023 Systems: Fire Alarm System (Except Chain), Emergency Lighting (Battery Pack) Years: 2022 Systems: Lightning Protection, Variable Frequency Drives Years: 2021 Systems: Service Switch, Switchboard, Partial Grounding System Years: 2018 Systems: Interior Lighting (Except Science Lab and Auditorium), Most Emergency Lighting (Non Battery Pack), Public Address System (Amplifier, Tuner) Years: 2014 Systems: Auditorium (Projection System, Local Sound System) Years: 2010 Systems: Molded Case Circuit Breaker Panel Board Years: 2009 Systems: Science Lab - Room 344 Years: 2008 Systems: Intrusion Alarm System, Emergency Light/Exit Light Panel Years: 1998 Type of Service Does Interactive Whiteboard (IWB) Exist? Water Penetration In Electrical Room?
	Below Ground Yes Yes

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

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
Yes	Water Penetration in Electrical Room	N/A	Electrical Equipment	Electrical Room	Otis Penco	Custodian	

Inspection

Question	Response
Electrical	
ATHLETIC FIELD	Does not exist
AUDITORIUM	Inspected
Instance on 1st Floor	Inspected
House Lighting	
Instance on 1st Floor	Inspected
Does a Chandelier Exist?	No
Lighting Fixture - Fluorescent	
Instance on 1st Floor	Inspected

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Question	Response
AUDITORIUM	
House Lighting	
Lighting Fixture - Fluorescent	
Pendant Mounted	
Instance on 1st Floor	Does not exist
Surface Mounted	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Recessed Mounted	
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	
Instance on 1st Floor	Does not exist
Surface Mounted	
Instance on 1st Floor	Does not exist
Recessed Mounted	
Instance on 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	LIGHTING FIXTURE BALLAST DEFECTIVE
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE BALLAST
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Local Sound System	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Installation Year	2010
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Projection System	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Is the projector on a cart or installed on the ceiling?	Ceiling
Deficiency	No deficiencies recorded
Theater Lighting System	
Instance on 1st Floor	Inspected
Dimming System	
Instance on 1st Floor	Does not exist
Theater Lighting	
Instance on 1st Floor	Inspected
Instance Condition	3- Fair
Deficiency	LIGHTING FIXTURE BEYOND USEFUL LIFE
Deficiency Quantity	24
Quantity Uom	EACH
Potential Action	REPLACE-UPGRADE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2

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Question	Response
AUDITORIUM	
Theater Lighting System	
Theater Lighting	
Violations	No violations recorded
CAFETERIA	Inspected
Instance on 1st Floor	Inspected
Lighting	
Instance on 1st Floor	Inspected
Lighting Fixture - Fluorescent	
Instance on 1st Floor	Inspected
Pendant Mounted	
Instance on 1st Floor	Does not exist
Surface Mounted	
Instance on 1st Floor	Does not exist
Recessed Mounted	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	Does not exist
Local Sound System	
Instance on 1st Floor	Inspected
Instance Condition	5- Poor
Installation Year	1960
Source of Installation Year	Inspector Estimate
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	Does not exist
Theater Lighting System	
Instance on 1st Floor	Does not exist
CLASSROOM/CORRIDOR/ADMINISTRATIVE SPACE	Inspected
Lighting	Inspected
Does a Chandelier Exist?	No
Lighting Fixture - Fluorescent	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	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lighting Fixture - HID	Does not exist

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Question	Response
CLASSROOM/CORRIDOR/ADMINISTRATIVE SPACE	
Lighting	
Lighting Fixture - Incandescent	Does not exist
Lighting Fixture - LED	Does not exist
COMPUTER LAB	Does not exist
GYMNASIUM	Inspected
Instance on 3rd Floor	Inspected
Lighting	
Instance on 3rd Floor	Inspected
Lighting Fixture - Fluorescent	
Instance on 3rd Floor	Does not exist
Lighting Fixture - HID	
Instance on 3rd Floor	Does not exist
Lighting Fixture - Incandescent	
Instance on 3rd Floor	Does not exist
Lighting Fixture - LED	
Instance on 3rd Floor	Inspected
Pendant Mounted	
Instance on 3rd Floor	Does not exist
Surface Mounted	
Instance on 3rd Floor	Does not exist
Recessed Mounted	
Instance on 3rd Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Local Sound System	
Instance on 3rd Floor	Inspected
Instance Condition	3- Fair
Installation Year	1960
Source of Installation Year	Inspector Estimate
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	Gymnasium-3rd Floor
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
Projection System	
Instance on 3rd Floor	Does not exist
Scoreboard	
Instance on 3rd Floor	Does not exist
Theater Lighting System	
Instance on 3rd Floor	Does not exist
KITCHEN	Inspected
Instance on 1st Floor	Inspected
Lighting	
Instance on 1st Floor	Inspected
Lighting Fixture - Fluorescent	
Instance on 1st Floor	Inspected
Pendant Mounted	
Instance on 1st Floor	Does not exist
Surface Mounted	
Instance on 1st Floor	Does not exist

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Question	Response
KITCHEN	
Lighting	
Lighting Fixture - Fluorescent	
Recessed Mounted	
Instance on 1st Floor	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
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	Does not exist
LIBRARY	Inspected
Instance on Room 101	Inspected
Lighting	
Instance on Room 101	Inspected
Lighting Fixture - Fluorescent	
Instance on Room 101	Inspected
Pendant Mounted	
Instance on Room 101	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Surface Mounted	
Instance on Room 101	Does not exist
Recessed Mounted	
Instance on Room 101	Does not exist
Lighting Fixture - HID	
Instance on Room 101	Does not exist
Lighting Fixture - Incandescent	
Instance on Room 101	Does not exist
Lighting Fixture - LED	
Instance on Room 101	Does not exist
Raceway With Receptacles	
Instance on Room 101	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Projection System	
Instance on Room 101	Does not exist
LOCKER ROOM	Inspected
Instance on Rooms 304, 350	Inspected
Alternative Use	Yes
Lighting	
Instance on Rooms 304, 350	Inspected
Lighting Fixture - Fluorescent	
Instance on Rooms 304, 350	Inspected
Pendant Mounted	
Instance on Rooms 304, 350	Does not exist
Surface Mounted	
Instance on Rooms 304, 350	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Recessed Mounted	
Instance on Rooms 304, 350	Does not exist

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Question	Response
LOCKER ROOM	
Lighting	
Lighting Fixture - HID	
Instance on Rooms 304, 350	Does not exist
Lighting Fixture - Incandescent	
Instance on Rooms 304, 350	Does not exist
Lighting Fixture - LED	
Instance on Rooms 304, 350	Does not exist
MULTIPURPOSE ROOM	Does not exist
SCIENCE DEMO ROOM	Does not exist
SCIENCE LAB	Inspected
Instance on Room 344	Inspected
Power Panel?	Yes
Alternative Use	No
Lighting	
Instance on Room 344	Inspected
Lighting Fixture - Fluorescent	
Instance on Room 344	Inspected
Pendant Mounted	
Instance on Room 344	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Surface Mounted	
Instance on Room 344	Does not exist
Recessed Mounted	
Instance on Room 344	Does not exist
Lighting Fixture - HID	
Instance on Room 344	Inspected
Pendant Mounted	
Instance on Room 344	Does not exist
Surface Mounted	
Instance on Room 344	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Recessed Mounted	
Instance on Room 344	Does not exist
Lighting Fixture - Incandescent	
Instance on Room 344	Does not exist
Lighting Fixture - LED	
Instance on Room 344	Does not exist
Emergency Gas Shut-Off Valve	
Instance on Room 344	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Emergency Shut-Off Power	
Instance on Room 344	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Power Supply	
Instance on Room 344	Inspected
Instructor Unit	
Instance on Room 344	Inspected
Instance Condition	3- Fair

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Question	Response
SCIENCE LAB	
Power Supply	
Instructor Unit	
Deficiency	No deficiencies recorded
Meter Demonstration Unit	
Instance on Room 344	Does not exist
Student Unit	
Instance on Room 344	Does not exist
Projection System	
Instance on Room 344	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
SCIENCE PREP ROOM	Does not exist
SWIMMING POOL	Does not exist
TOILET ROOM - STAFF	Inspected
Lighting	Inspected
Lighting Fixture - Fluorescent	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
Lighting Fixture - HID	Does not exist
Lighting Fixture - Incandescent	Does not exist
Lighting Fixture - LED	Does not exist
TOILET ROOM - STUDENT	Inspected
Lighting	Inspected
Lighting Fixture - Fluorescent	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
Lighting Fixture - HID	Does not exist
Lighting Fixture - Incandescent	Does not exist
Lighting Fixture - LED	Does not exist
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	3- Fair
Deficiency	No deficiencies recorded
EMERGENCY LIGHTING	Inspected
Battery Pack	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Non Battery Pack	Inspected

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Question	Response
EMERGENCY LIGHTING	
Non Battery Pack	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
EXIT LIGHT	Inspected
Battery Pack	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Non Battery Pack	Inspected
Condition	3- Fair
Deficiency	FIXTURE LAMP NOT OPERATIONAL
Deficiency Location/Instance	Exit 6, 7
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 4
Violations	35643399H
EXIT/EMERGENCY LIGHT	Does not exist
FIRE ALARM SYSTEM	Inspected
Bell/Horn	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Strobe	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Manual Pull Station	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Fan Shutdown Control	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Duct Smoke Detector	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Area Smoke Detector	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
CO Detector	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Heat Detector	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Elevator Recall	Does not exist
Magnetic Door Holder/Contactor	Does not exist
Fused Cutout Panel	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Fire Alarm Digital Communicator	Does not exist
Main Panel	Inspected
Bell At Panel	Does not exist
Fire Alarm Control Panel (Electronic)	Inspected
Instance	Main Entrance Lobby
Instance Condition	1- Good

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FIRE ALARM SYSTEM	
Main Panel	
Fire Alarm Control Panel (Electronic)	
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Edwards System Technology
Model	EST 3
EquipmentId	Fire Alarm Control Panel
Installation Year	2022
Source of Installation Year	Documented
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	1- Good
Deficiency	No deficiencies recorded
Printer	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Punch Register	Does not exist
Sprinkler Flow/Air Pressure Switch	Does not exist
Tamper Flow Switch/Chain	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
GROUNDING SYSTEM	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
INTERCOM SYSTEM	Does not exist
LAN	Inspected
Local Distribution Frame (I/LDF)	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Main Equipment Rack (MDF)	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
LIGHTNING PROTECTION	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
MOTOR CONTROLLER	Inspected
MOTOR CONTROL CENTER	Does not exist
MOTOR STARTER/CONTACTOR	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Variable Frequency Drive	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
PANEL BOARD	Inspected
Fused Disconnect Switch Type	Does not exist
Fused Knife Switch Type	Does not exist
Fused Toggle Switch Type	Does not exist
Molded Case Circuit Breaker Type	Inspected
Condition	2- Between Good and Fair

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Question	Response
PANEL BOARD	
Molded Case Circuit Breaker Type	
Deficiency	No deficiencies recorded
PUBLIC ADDRESS SYSTEM	Inspected
Instance	General Office - Room 107
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Model	Dukane 125
Installation Year	1952
Source of Installation Year	Documented
Deficiency	BEYOND USEFUL LIFE
Deficiency Location/Instance	General Office - Room 107
Deficiency Quantity	88,000
Quantity Uom	S.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 2
Violations	No violations recorded
SECURITY	Inspected
IPDVS/CCTV System	Does not exist
Intrusion Alarm System	Inspected
Central Control Panel	Inspected
Instance	Custodian's Office - Room 109
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Model	Vista - 128B
Installation Year	1998
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Infrared Sensor	Inspected
Condition	3- Fair
Deficiency	SENSOR NOT OPERATIONAL
Deficiency Location/Instance	Principal's Office, Kitchen, Nurse's Room
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 4
Purpose of Action	LEVEL 3
Violations	No violations recorded
Panic Switch	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Remote Annunciator	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Siren/Strobe	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Lighting - Security	Under construction
SERVICE SWITCH	Inspected
Instance	Electrical Room
Instance Condition	2- Between Good and Fair

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Question	Response
SERVICE SWITCH	
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Electrotech
EquipmentId	SS#1 Main Distribution Board
Capacity/Size Quantity	1200
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	2018
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Electrical Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Electrotech
EquipmentId	SS#2 Spare (A/C)
Capacity/Size Quantity	400
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	2018
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Electrical Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Electrotech
EquipmentId	SS#3 Spare
Capacity/Size Quantity	400
Capacity/Size UOM	Amps
Source of Capacity/Size	Nameplate
Installation Year	2018
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
SWITCHBOARD	Inspected
Number of Spares	3
Fused Disconnect Switch Type	Inspected
Instance	Electrical Room
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Electrotech
EquipmentId	MDP
Capacity/Size Quantity	1200
Capacity/Size UOM	Amps Total
Capacity/Size 2 Quantity	3
Capacity/Size 2 UOM	Section(s)
Source of Capacity/Size	Nameplate
Installation Year	2018
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

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Question	Response
TELEPHONE SYSTEM	
PBX/Intercom	
Condition	3- Fair
Deficiency	No deficiencies recorded
Standard	
Condition	Inspected
Deficiency	No deficiencies recorded
TRANSFORMER	
	Does not exist