
SITE INSPECTION AND CERTIFICATION LETTER REPORT

for

**320 WEST 135TH STREET
NEW YORK, NEW YORK
NYC VCP Project Number 17CVCP078M
E-Designation Project Number 16ENOS062M**

Prepared For:

**320 West 135th Street, LLC.
1850 Amsterdam Ave
New York, NY 10031**

Prepared By:

**Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
21 Penn Plaza
360 West 31st Street, 8th Floor
New York, New York 10001**

**July 31, 2023
170186401**

LANGAN

Project Name: 320 West 135th Street

Project Number: 16TMP0314M, 16ENOS062M, 17CVCP078M

Site Management Reporting Period: 2022

Inspection Date: 07/25/2023

Inspector: Brad Koontz

Certifier: Gerald F. Nicholls, PE, CHMM

Report Submittal Date: July 2023

Report Preparer: Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) on behalf of 320 West 135th Street, LLC.

Site Inspection and Certification Letter Report

On behalf of 320 West 135th Street, LLC, Langan hereby submits a Site Management Inspection and Certification Report for the property located at 320 West 135th Street (also known as 492 St. Nicholas Avenue) in the Harlem neighborhood of Manhattan, New York (the “site”), for 2022 pursuant to the Site Management Plan (SMP) that is included in the New York City Office of Environmental Remediation (OER) approved Remedial Action Report (RAR), dated July 23, 2021. The site is identified as Block 1959, Lot 54 on the NYC Tax Map.

1.0 ENGINEERING CONTROLS

This remediation achieved Restricted Use (Track 2) SCOs for soil, and Engineering Controls are not required. However, vapor mitigation is needed in the form of an active SSDS. Protective construction elements are built into new development and Engineering Controls were employed in the RA to address residual soil vapor mitigation at the site. The site has two construction protective elements as listed below:

Composite Cover System

As part of development, a composite cover system was installed throughout the entire site and was comprised of a 36-inch-thick concrete building slab underlain with a layer of AASHTO M288-17 non-woven geotextile fabric, as well as 8 inches of virgin ¾-inch stone subbase. There is no exposed residual soil or landscaping on-site. Concrete foundations and slabs were designed by AQC Architects and the contractor for the composite cover construction was Source Construction.

Vapor Barrier System

As part of development, a vapor barrier system was installed per manufacturer’s specifications, beneath the building slabs and along subsurface sidewalls to meet grade. The

waterproofing/vapor barrier was manufactured by Grace Construction Products and consists of 47 mil Grace PrePrufe 300R® high-density polyethylene (HDPE) liner beneath the building slab and a 32 mil Grace PrePrufe 160R® HDPE and/or 60-mil Bituthene 4000 vapor barrier along foundation walls to meet grade. Foundation penetrations and incidental punctures were appropriately sealed in accordance with manufacturer's specifications, using GCP Applied Technologies' Bituthene Liquid Membrane and PrePrufe TAPE LT. The contractor for the waterproofing/vapor barrier membrane system construction was Source Construction.

Engineering Controls were employed in the Remedial Action to assure permanent protection of public health by eliminating human exposure to residual materials remaining at the site. The Site has one Engineering Control System. The Engineering Control for this property is:

Active Sub-Membrane Depressurization System

Exposure to soil vapor is prevented by an Active Sub-membrane Depressurization (SMD) system that has been built on the site. The SMD system consists of a 4-inch-diameter high-density polyethylene HDPE perforated pipe network placed within an 8-inch-thick gravel layer (consisting of 3/4-inch clean stone) and connected to a solid cast iron riser pipe that conveys vapor beneath the cellar slab to a roof-mounted fan. The fan is manufactured by RadonAway® (Model No. HS3000) and includes a Magnehelic manometer gauge with a 0 to 10 inches of water column (inches H₂O) range (Dwyer Model No. 6846268). The alarm system includes the RadonAway® Checkpoint IIR Mitigation System Monitor with Remote Alarm (Model No. 28001-5). The contractor for the SMD construction was Source Construction. SMD start-up testing was completed on December 10, 2020, and a follow-up inspection of the SMD was performed on March 26, 2021.

The design engineer (professional engineer [PE]) for the active SMD system was Jason Hayes, PE of Langan. The sub-slab SMD piping, riser pipe, and the SMD blower was installed by Source Construction. The SMD system installation was observed on behalf of the PE and confirmed to be in accordance with the design specifications. A Langan engineer, under the supervision of the PE for the remedial action, has inspected the system and confirmed that the effluent discharge point is a minimum of 10 feet from any operable window or air intake for any building.

2.0 INSTITUTIONAL CONTROLS

ICs are required under the RA to assure permanent protection of public health by eliminating human exposure to residual materials remaining at the site. The ICs for the RA are:

1. A Deed Restriction was placed on the property to document the installation of, and continued operation, of an active SMD system. The deed restriction can be removed if OER determines that the active SMD system has achieved its goals and is no longer warranted.

2. Compliance with an OER-approved Site Management Plan including procedures for appropriate operation, maintenance, inspection, and certification of performance of PCE's/EC's and IC's. The property owner and property owner's successors and assigns will inspect PCE's/EC's and IC's and submit to OER a written certification that evaluates their performance in a manner and at a frequency to be determined by OER;
3. Engineering Controls will not be discontinued without prior OER approval;
4. OER has the right to enter the Site upon notice for the purpose of evaluating the performance of PCE's/EC's and IC's; and
5. The property will continue to be registered with an E-Designation by the New York City Department of Buildings (DOB). Property owner and property owner's successors and assigns are required to comply with the approved SMP.

3.0 INSPECTION NARRATIVE

The site inspection was performed by Brad Koontz on July 25, 2023. Langan was present on site to inspect the active engineering controls as required by the July 23, 2021 RAR. The PCEs and EC were documented to be in compliance with the RAR. Annual site inspection forms are provided in Attachment A. Photographs documenting the annual inspection are included in Attachment B. Monthly inspection forms completed by the building superintendent are included in Attachment C.

Composite Cover System

The composite cover system was inspected and was intact with no visible cracks, penetrations, or signs of construction activity that would breach the composite cover system since the last inspection. There is no exposed residual soil or landscaping on-site.

Vapor Barrier System

The vapor barrier system is beneath the composite cover system throughout the site. The composite cover system was inspected with no signs of construction activity that would breach the vapor barrier system since the last inspection.

Active Sub-Membrane Depressurization System

The active SMD operated through the 2022 reporting period. The sub-slab components of the SMD system are located beneath the entire building footprint. The sub-slab to riser connection perforates the slab in the trash compactor room and connects to a 4-inch diameter cast iron riser that extends to the SMD blower located on the roof of the building.

The SMD system blower is located on the roof of the building. The blower was operational at the time of the inspection. The exhaust piping from the blower is composed of 2-inch PVC piping, and terminates above the blower housing. The vent is located a minimum of 10 feet from any operable window or air intake for the building. The system is equipped with a vacuum gauge connected to riser penetration on the roof, and an alarm located in the building trash compactor, which is triggered if the blower stops running. The blower was briefly turned off during the inspection to test the alarm, which was confirmed to be operating correctly.

4.0 STATUS OF PROTECTIVE CONSTRUCTION ELEMENTS, ENGINEERING AND INSTITUTIONAL CONTROLS

- Are the PCEs, ECs and ICs employed at the site continuing to perform as designed and continuing to be protective of human health and the environment?

Response: Yes

- Has anything occurred that impairs the ability of the PCEs, ECs or ICs to protect public health and the environment?

Response: No

- Are any changes needed to the remedial systems or controls?

Response: No

- Has compliance with this SMP been maintained during this reporting period?

Response: Yes

- Are site records complete and up to date?

Response: Yes

- Have monthly SMD inspections by building superintendents been performed, certified on inspection checklists, and maintained on file on site?

Response: Yes

5.0 DEVIATIONS in PERFORMANCE of ENGINEERING and INSTITUTIONAL CONTROLS

No deviations in performance of PCEs, EC, or ICs were observed during this reporting period.

6.0 NEXT INSPECTION

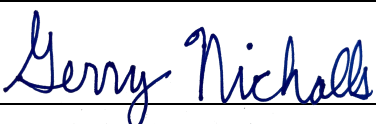
The next Site Management Inspection will be performed in 2024, and the Site Inspection and Certification Letter Report will be submitted by July 30, 2024.

7.0 CERTIFICATION

I, Gerald F. Nicholls, PE, CHMM, certify the following:

- I am a Qualified Environmental Professional;
- I oversaw inspections at the 320 West 135th Street site, OER site number 16TMP078M on 07/25/2023;
- I prepared this Site Inspection and Certification Letter Report;
- PCEs, ECs or ICs employed at the site continue to be in place and perform as designed and continue to be protective of human health and the environment;
- Site records will be completed for the 2023 and 2024 reporting periods;
- Nothing has occurred on the site that impairs the ability of PCEs, ECs and ICs to protect public health and the environment;
- No changes are needed to the remedial systems or engineering controls;
- Compliance with the SMP will be maintained;
- The site has not been used for a higher level of use other than the restricted use addressed by the remedial action;
- The site continues to be registered as an E-Designated property by the NYC Department of Buildings;
- The site continues to have an OER-approved Declaration of Covenants and Restrictions recorded with the property deed by the Manhattan County Clerk.

QEP Name: Gerald Nicholls

QEP Signature: 

Date: 8/08/2023

ATTACHMENT A

ANNUAL SITE INSPECTION FORMS

COMPOSITE COVER SYSTEM INSPECTION CHECKLIST

Site Name: 320 West 135th Street Location: New York, NY Project Number: 170186401

Inspector Name: Brad Koontz Date: 07/25/2023 Weather Conditions: Clear, 80s F

Reason for Inspection (i.e., routine, maintenance, severe condition, etc.): Annual SMD System Inspection

Check one of the following: **Y:** Yes **N:** No **NA:** Not Applicable

		Y	N	NA	Is the Situation Normal?	Remarks
	General					
1	What are the current site conditions?			NA	NA	Building is complete and occupied
	Site Cover System					
2	Are there any indications of a breach in the site cover system at the time of this inspection?		N		Y	
3	Is there any construction activity, or indication of any construction activity within the past certification year (including any tenant improvements), that included the breaching of the site cover system, on-site at the time of this inspection?		N		Y	
4	If YES to number 3, is there documentation that the Soil Management Plan, HASP, and CAMP for the site was/is being followed? Any breach of the cover system into residual contaminated material (or the SMDS) should be overseen by the remedial engineer, and documented and reported in the periodic review report.			NA	NA	

If the answer to any of the above questions indicate non-compliance with ECs for the site, additional remarks must be provided and, where applicable, documentation attached to this checklist detailing additional inspection and repair activities.

Additional remarks:

Minimum Inspection Schedule: Site-wide inspections will be conducted annually, per certification year, at a minimum. Additional inspections will also be conducted at times of severe condition events. All inspection events will utilize this checklist.

SMD SYSTEM INSPECTION CHECKLIST

Site Name: 320 West 135th Street Location: New York, NY Project Number: 170186401

Inspector Name: Brad Koontz Date: 07/25/2022 Weather Conditions: Clear, 80s F

Reason for Inspection (i.e., routine, maintenance, severe condition, etc.): Annual SMD System Inspection

Check one of the following: **Y:** Yes **N:** No **NA:** Not Applicable

		Y	N	NA	Is the Situation Normal?	Remarks
	Records					
1	Is the Operations & Maintenance Plan readily available on-site?	Y			Y	The operation and maintenance manual was supplied to the building superintendent via email on 7/13/2022
2	Based on site records, when was the last inspection, maintenance, or repair event?			NA	NA	7/13/2022 - Annual Inspection
3	Based on site records, was the system inoperational for any amount of time since the last inspection, maintenance, or repair event? For how long? Provide details.		N		Y	
	Alarm System					
4	Do the alarm lights indicate that the system is operational?	Y			Y	
	General System					
5	Is there any construction activity, or indication of any construction activity within the past certification year (including any tenant improvements), that included the breaching of the floor slab, on-site at the time of this inspection?		N		Y	
6	If YES to number 5, is there documentation that the Soil Management Plan, HASP, and CAMP for the site was/is being followed?			NA	NA	
7	If YES to number 5, is there documentation that all breaches in the floor slab have been sealed?			NA	NA	
8	Does all visible SMD piping appear intact and undamaged?	Y			Y	
9	Have any intake points been constructed at the roof near (less than 10 feet) the SMD blower discharge point?		N		Y	

SMD SYSTEM INSPECTION CHECKLIST

Site Name: 320 West 135th Street Location: New York, NY Project Number: 170186401

Inspector Name: Brad Koontz Date: 07/25/2022 Weather Conditions: Clear, 80s F

Reason for Inspection (i.e., routine, maintenance, severe condition, etc.): Annual SMD System Inspection

Check one of the following: **Y:** Yes **N:** No **NA:** Not Applicable

		Y	N	NA	Is the Situation Normal?	Remarks
	SMD Blower Unit					
10	Is the SMD blower operational at the time of the inspection?	Y			Y	
11	What is the VelociCalc Meter reading?	-	-	-	-	38.64 cubic feet per minute (CFM)
12	Is the SMD blower expelling air at the discharge point?	Y			Y	
13	Is the SMD blower inlet mesh screen appear functional and clean?	Y			Y	

- ** If the answer to any of the above questions indicate the SMD system is non-operational or malfunctioning, or that this EC is in non-compliance, additional remarks must be provided and, where applicable, documentation attached to this checklist detailing additional inspection and repair activities.**

Additional remarks:

Minimum Inspection Schedule: SMD inspections will be conducted quarterly for the first certification year at a minimum. Additional inspections will also be conducted at times of maintenance, repair, or severe condition events. Inspections will be conducted annually, at a minimum, following the first certification year. Inspection frequency is subject to change with the approval of NYSDEC. All inspection events will utilize this checklist.

ATTACHMENT B

PHOTOGRAPH LOG



Photo 1: View of the 320 West 135th Street building exterior (facing southeast). Taken 7/25/2023.

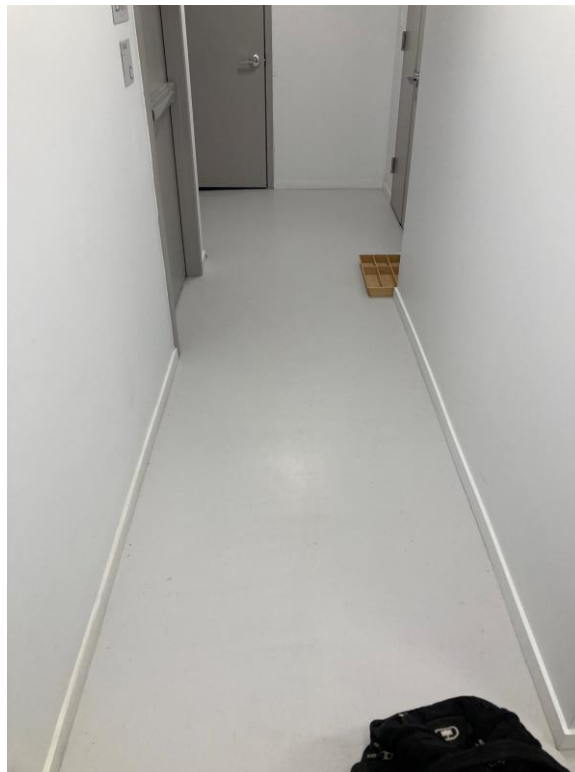


Photo 2: View of the finished cellar slab (facing southwest). Taken 7/25/2023.



Photo 3: View of the active alarm system (facing northeast). Taken 7/25/2023.

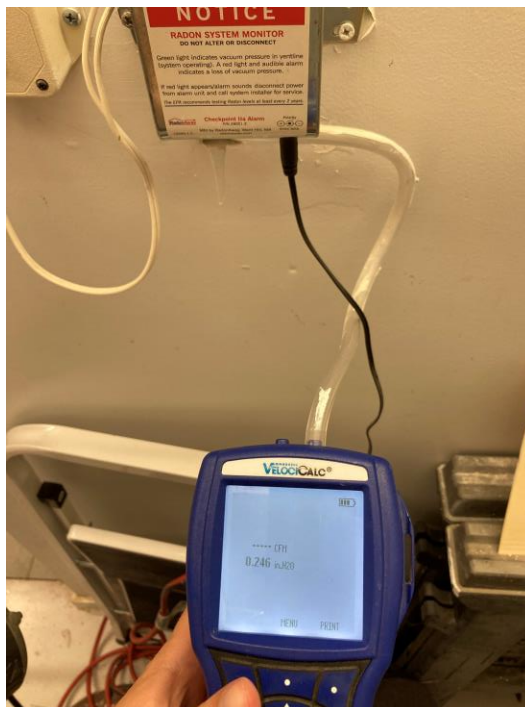


Photo 4: View of a vacuum reading collected from the riser pipe extending from the sub-membrane depressurization (SMD) system, and triggered alarm (facing north).
Taken 7/25/2023.



Photo 5: View of the SMD fan and exhaust on the highest roof of the 320 West 135th Street building (facing south). Taken 7/25/2023.



Photo 6: View of the magnehelic gauge on the SMD roof exhaust system (facing south). Taken 7/25/2023.

ATTACHMENT C

MONTHLY INSPECTION FORMS

Active Sub Membrane Depressurization (SMD) System Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SMD system maintenance team at Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology D.P.C. at 212-479-5400. If there is no answer, call OER at 212-788-8841.

Question	Yes	No	Directions	Comments
Is the system vacuum gauge operational?	✓		If "No," call number above.	
Does the system vacuum gauge indicate proper vacuum?	✓		If "No," call number above.	
What is the vacuum gauge reading?	21"		If reading is above 30 inches of water column, call the number above.	
Is the system alarm operational?	✓		If "No," call number above.	
Is the system blower operating?	✓		If "No," call number above.	
Is air being discharged from the system vent?	✓		If "No," call number above.	
Are connections in system piping properly fastened and seals near the blower intact and properly sealed?	✓		If "No," call number above.	
Are there any holes, cracks, or other physical deficiencies in SMD system piping?		✓	If "Yes," call number above.	
Are there any blockages in SSDS piping?		✓	If "Yes," call number above.	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection:

Marek Belfort

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

2 Aug 2022

Active Sub Membrane Depressurization (SMD) System Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SMD system maintenance team at Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology D.P.C. at 212-479-5400. If there is no answer, call OER at 212-788-8841.

Question	Yes	No	Directions	Comments
Is the system vacuum gauge operational?	X		If "No," call number above.	
Does the system vacuum gauge indicate proper vacuum?	X		If "No," call number above.	
What is the vacuum gauge reading?	31"		If reading is above 30 inches of water column, call the number above.	
Is the system alarm operational?	X		If "No," call number above.	
Is the system blower operating?	X		If "No," call number above.	
Is air being discharged from the system vent?	X		If "No," call number above.	
Are connections in system piping properly fastened and seals near the blower intact and properly sealed?	X		If "No," call number above.	
Are there any holes, cracks, or other physical deficiencies in SMD system piping?		/	If "Yes," call number above.	
Are there any blockages in SSDS piping?		/	If "Yes," call number above.	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection:

Marcel Ruffort

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

4 SEP 2022

Active Sub Membrane Depressurization (SMD) System Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SMD system maintenance team at Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology D.P.C. at 212-479-5400. If there is no answer, call OER at 212-788-8841.

Question	Yes	No	Directions	Comments
Is the system vacuum gauge operational?	✓		If "No," call number above.	
Does the system vacuum gauge indicate proper vacuum?	✓		If "No," call number above.	
What is the vacuum gauge reading?	>1"		If reading is above 30 inches of water column, call the number above.	
Is the system alarm operational?	✓		If "No," call number above.	
Is the system blower operating?	✓		If "No," call number above.	
Is air being discharged from the system vent?	✓		If "No," call number above.	
Are connections in system piping properly fastened and seals near the blower intact and properly sealed?	✓		If "No," call number above.	
Are there any holes, cracks, or other physical deficiencies in SMD system piping?		✓	If "Yes," call number above.	
Are there any blockages in SSDS piping?		✓	If "Yes," call number above.	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection:

MARCEL BETTOR

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

10/08/22

Active Sub Membrane Depressurization (SMD) System Monthly Inspection Building Superintendent Form

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Question	Yes	No	Directions	Comments
Is the system vacuum gauge operational?	✓		If "No," call number above.	
Does the system vacuum gauge indicate proper vacuum?	✓		If "No," call number above.	
What is the vacuum gauge reading?	> 1"		If reading is above 30 inches of water column, call the number above.	
Is the system alarm operational?	✓		If "No," call number above.	
Is the system blower operating?	✓		If "No," call number above.	
Is air being discharged from the system vent?	✓		If "No," call number above.	
Are connections in system piping properly fastened and seals near the blower intact and properly sealed?	✓		If "No," call number above.	
Are there any holes, cracks, or other physical deficiencies in SMD system piping?		✓	If "Yes," call number above.	
Are there any blockages in SSDS piping?		✓	If "Yes," call number above.	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection:

Marcel Berret

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

11/8/2022

Active Sub Membrane Depressurization (SMD) System Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SMD system maintenance team at Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology D.P.C. at 212-479-5400. If there is no answer, call OER at 212-788-8841.

Question	Yes	No	Directions	Comments
Is the system vacuum gauge operational?	/		If "No," call number above.	
Does the system vacuum gauge indicate proper vacuum?	/		If "No," call number above.	
What is the vacuum gauge reading?	1"		If reading is above 30 inches of water column, call the number above.	
Is the system alarm operational?	/		If "No," call number above.	
Is the system blower operating?	/		If "No," call number above.	
Is air being discharged from the system vent?	/		If "No," call number above.	
Are connections in system piping properly fastened and seals near the blower intact and properly sealed?	/		If "No," call number above.	
Are there any holes, cracks, or other physical deficiencies in SMD system piping?		/	If "Yes," call number above.	
Are there any blockages in SSDS piping?		/	If "Yes," call number above.	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection:

Marcel Botton

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

12/3/2022

Active Sub Membrane Depressurization (SMD) System Monthly Inspection Building Superintendent Form

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Question	Yes	No	Directions	Comments
Is the system vacuum gauge operational?	/		If "No," call number above.	
Does the system vacuum gauge indicate proper vacuum?	/		If "No," call number above.	
What is the vacuum gauge reading?	71"		If reading is above 30 inches of water column, call the number above.	
Is the system alarm operational?	/		If "No," call number above.	
Is the system blower operating?	/		If "No," call number above.	
Is air being discharged from the system vent?	/		If "No," call number above.	
Are connections in system piping properly fastened and seals near the blower intact and properly sealed?	/		If "No," call number above.	
Are there any holes, cracks, or other physical deficiencies in SMD system piping?		/	If "Yes," call number above.	
Are there any blockages in SSDS piping?		/	If "Yes," call number above.	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection:

Marek Belk

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

6 JAN 2023


Active Sub Membrane Depressurization (SMD) System Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SMD system maintenance team at Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology D.P.C. at 212-479-5400. If there is no answer, call OER at 212-788-8841.

Question	Yes	No	Directions	Comments
Is the system vacuum gauge operational?	/		If "No," call number above.	
Does the system vacuum gauge indicate proper vacuum?	/		If "No," call number above.	
What is the vacuum gauge reading?			If reading is above 30 inches of water column, call the number above.	
Is the system alarm operational?	/		If "No," call number above.	
Is the system blower operating?	/		If "No," call number above.	
Is air being discharged from the system vent?	/		If "No," call number above.	
Are connections in system piping properly fastened and seals near the blower intact and properly sealed?	/		If "No," call number above.	
Are there any holes, cracks, or other physical deficiencies in SMD system piping?		/	If "Yes," call number above.	
Are there any blockages in SSDS piping?		/	If "Yes," call number above.	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection: Marcel Boffert

Signature of Building Superintendent Performing Inspection: 

Date of Inspection: 15 FEB 2023

Active Sub Membrane Depressurization (SMD) System Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SMD system maintenance team at Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology D.P.C. at 212-479-5400. If there is no answer, call OER at 212-788-8841.

Question	Yes	No	Directions	Comments
Is the system vacuum gauge operational?	X		If "No," call number above.	
Does the system vacuum gauge indicate proper vacuum?	X		If "No," call number above.	
What is the vacuum gauge reading?	31"		If reading is above 30 inches of water column, call the number above.	
Is the system alarm operational?	X		If "No," call number above.	
Is the system blower operating?	X		If "No," call number above.	
Is air being discharged from the system vent?	X		If "No," call number above.	
Are connections in system piping properly fastened and seals near the blower intact and properly sealed?	X		If "No," call number above.	
Are there any holes, cracks, or other physical deficiencies in SMD system piping?		X	If "Yes," call number above.	
Are there any blockages in SSDS piping?		X	If "Yes," call number above.	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection: MARCEL BEFFERT

Signature of Building Superintendent Performing Inspection: [Signature]

Date of Inspection: 03/04/23

Active Sub Membrane Depressurization (SMD) System Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SMD system maintenance team at Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology D.P.C. at 212-479-5400. If there is no answer, call OER at 212-788-8841.

Question	Yes	No	Directions	Comments
Is the system vacuum gauge operational?	✓		If "No," call number above.	
Does the system vacuum gauge indicate proper vacuum?	✓		If "No," call number above.	
What is the vacuum gauge reading?	>1"		If reading is above 30 inches of water column, call the number above.	
Is the system alarm operational?	✓		If "No," call number above.	
Is the system blower operating?	✓		If "No," call number above.	
Is air being discharged from the system vent?	✓		If "No," call number above.	
Are connections in system piping properly fastened and seals near the blower intact and properly sealed?	✓		If "No," call number above.	
Are there any holes, cracks, or other physical deficiencies in SMD system piping?		X	If "Yes," call number above.	
Are there any blockages in SSDS piping?		X	If "Yes," call number above.	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection:

Marcel Belfort

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

04/04/23

Active Sub Membrane Depressurization (SMD) System Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SMD system maintenance team at Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology D.P.C. at 212-479-5400. If there is no answer, call OER at 212-788-8841.

Question	Yes	No	Directions	Comments
Is the system vacuum gauge operational?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If "No," call number above.	
Does the system vacuum gauge indicate proper vacuum?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If "No," call number above.	
What is the vacuum gauge reading?	7 1/4"		If reading is above 30 inches of water column, call the number above.	
Is the system alarm operational?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If "No," call number above.	
Is the system blower operating?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If "No," call number above.	
Is air being discharged from the system vent?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If "No," call number above.	
Are connections in system piping properly fastened and seals near the blower intact and properly sealed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If "No," call number above.	
Are there any holes, cracks, or other physical deficiencies in SMD system piping?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If "Yes," call number above.	
Are there any blockages in SSDS piping?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If "Yes," call number above.	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection:

Mary P. P. P.

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

05/04/2023

Active Sub Membrane Depressurization (SMD) System Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SMD system maintenance team at Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology D.P.C. at 212-479-5400. If there is no answer, call OER at 212-788-8841.

Question	Yes	No	Directions	Comments
Is the system vacuum gauge operational?	/		If "No," call number above.	
Does the system vacuum gauge indicate proper vacuum?	/		If "No," call number above.	
What is the vacuum gauge reading?	71"		If reading is above 30 inches of water column, call the number above.	
Is the system alarm operational?	/		If "No," call number above.	
Is the system blower operating?	/		If "No," call number above.	
Is air being discharged from the system vent?	/		If "No," call number above.	
Are connections in system piping properly fastened and seals near the blower intact and properly sealed?	/		If "No," call number above.	
Are there any holes, cracks, or other physical deficiencies in SMD system piping?		/	If "Yes," call number above.	
Are there any blockages in SSDS piping?		/	If "Yes," call number above.	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection:

Marcel BeGrant

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

06/02/23

Active Sub Membrane Depressurization (SMD) System Monthly Inspection Building Superintendent Form

This system protects public safety and must be operating properly to ensure the safety of occupants of the building. If you identify any problems with this system, contact the SMD system maintenance team at Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology D.P.C. at 212-479-5400. If there is no answer, call OER at 212-788-8841.

Question	Yes	No	Directions	Comments
Is the system vacuum gauge operational?	/		If "No," call number above.	
Does the system vacuum gauge indicate proper vacuum?	/		If "No," call number above.	
What is the vacuum gauge reading?	71"		If reading is above 30 inches of water column, call the number above.	
Is the system alarm operational?	/		If "No," call number above.	
Is the system blower operating?	/		If "No," call number above.	
Is air being discharged from the system vent?	/		If "No," call number above.	
Are connections in system piping properly fastened and seals near the blower intact and properly sealed?	/		If "No," call number above.	
Are there any holes, cracks, or other physical deficiencies in SMD system piping?		/	If "Yes," call number above.	
Are there any blockages in SSDS piping?		/	If "Yes," call number above.	

This form must be signed, kept on file at the building location and be available on inspection.

Name of Building Superintendent Performing Inspection:

Manuel R. Cortez

Signature of Building Superintendent Performing Inspection:

[Signature]

Date of Inspection:

07 July 2023