



Inspectional Services

Martin J. Walsh, Mayor

Statement from William Christopher, Commissioner of ISD

“There is no question that the long-term viability of this school building past this current school year would require significant improvements to its infrastructure, including a new roof, masonry repairs, window installations, and more. For the school to open in its current year, BPS had to make immediate improvements to obtain a Certificate of Inspection and be allowed to open for students in the fall of 2018. Given the declining facility conditions, ISD supports the proposal to close the building at the end of the school year.”

Additional Context:

On July 9, 2018, ISD performed an inspection with Project Director at BPS prior to renewing an annual Certificate of Inspection. During this inspection, ISD observed several outstanding building code issues that needed to be addressed immediately. His observations were:

- Various sections of the masonry capstone were deteriorated to the point of separation from the structure of the parapet wall and fallen to the grade below. The whole capstone assembly had failed and was in imminent danger of collapse.
 - The concrete was decayed and separated from the parapet on the majority of the perimeter, showing gaping voids in the mortar joints and exposed rebar;
- A large pool of water from the failed chillers;
- A failed roof system
 - Various locations throughout the interior of the upper level had trash barrels collecting water from the leaking roof.
 - Many ceiling tiles were severely discolored and bowed from water damage; and
- The exterior masonry around grade level was deteriorated and had openings large enough for pest infiltration.

Based upon these conditions, ISD had concerns that the water damage could have compromised any electrical systems, including lighting and fire alarm, and could cause the life safety notification systems to fail. After the July 9th inspection, temporary measures were taken to repair the existing issues and subsequently, ISD issued a new Certificate of Inspection subject to revocation if the conditions were not remedied on a permanent basis and building code compliant.

On October 14, 2018, an ISD building inspector conducted a re-inspection with a representative from the School Department. During that inspection, ISD observed the following:

- The existing tar and gravel roof needed replacement;
- Capstones on the parapet needed repair and replacement with adequate flashing;

- The cooling tower on the fourth story side of the building was defective;
- The existing antenna above the mechanical room roof collapsed;
- The exterior masonry on all window sills needed to be re-caulked and re-pointed, including all controlled joints;
- Need protective guardrails on a five-story shaft at the mechanical room on the 5th floor;
- Coal generator (#2) in the boiler room was leaking oil and all combustible materials needed to be removed;
- All the metal nosing at stairway A-B north/south were loose and needed repair;
- The fire alarm panel was in disrepair;
- The fire alarm strobe was broken or missing at the gymnasium and the third floor landing in the main stairway;
- The seal on the main sprinkler pump was broken and leaking water;
- There was evidence of water migration into the auditorium stage area based upon the loose and peeling paint;
- No exit signs from classrooms 309 and 529 leading to the stairway; and
- The overhead door close on stairway 3 was broken.