

FACILITIES: INSPECTION, OPERATION & MAINTENANCE

The Board of Education, through the Superintendent and his/her staff, has the responsibility of protecting the district investment in plant and facilities through a systematic maintenance program.

Operation and Maintenance

The Superintendent of Schools is charged with the responsibility for administering plant operations in the most efficient and economical manner possible while placing the highest priority on health and safety of students and conservation of natural resources.

It is expected that the program shall include periodic preventive maintenance activities, long-range maintenance schedules and emergency repair procedures. It is further expected that all maintenance work will be carried out in a manner that will cause the least interference with the educational program.

Inspections

The administration of the school system shall cooperate with officials conducting health, fire, asbestos, bus, and boiler inspections. The administration shall keep the Board informed of the results of such inspections in a timely fashion.

Comprehensive Public School Building Safety Program

To ensure that all school facilities are properly maintained and preserved and provide suitable educational settings, the Board requires that all occupied school facilities which are owned, operated or leased by the district comply with the provisions of the Comprehensive Public School Safety Program and the Uniform Code of Public School Building Inspections, Safety Rating and Monitoring as prescribed in Commissioner's Regulations. For this reason, the school district shall develop a Comprehensive Public School Safety Program in accordance with Commissioner's Regulations.

The program shall be reevaluated and made current at least annually, and shall include the following:

- A comprehensive long-range facilities development plan which will include an appraisal of the following: the educational philosophy of the district, with resulting administrative organization and program requirements; present and projected student enrollments; space use and State-rated student capacity of existing facilities; the allocation of instructional space to meet the current and future education program and service needs, and to serve students with disabilities in settings with non-disabled peers; priority of need of maintenance, repair or modernization of existing facilities, including consideration of the obsolescence and retirement of certain facilities; and the provision of additional facilities.
- A district-wide building inventory including the number and type of facilities; the age, capacity, use and size of each building; and each building's safety ratings, energy

- sources, probable useful life, major system repairs needed and summary of triennial asbestos inspection reports.
- An annual visual inspection of each occupied building and assignment of a safety rating score. The inspection committee must include a state certified code enforcement official, the district's facility director or designee, and a member of the district's Health and Safety Committee.
- A building condition survey shall be conducted for all occupied school buildings once every five years by a team that includes at least one licensed architect or engineer.
- A district-wide monitoring system which includes the establishment of a Health and Safety Committee, developing detailed plans and a review process for all inspections, and procedures for a response in writing to all inquiries about building health and safety concerns, a copy of which will be sent to the district's Health and Safety Committee for oversight and a copy kept on permanent file.

Cross-Ref.: 7365 Construction Safety
8110 School Building Safety
8115 Pesticides and Pest Management

Ref: 29 CFR 1910 et seq (OSHA Hazard Communication)
40 CFR Part 763 (Asbestos Hazard Emergency Response Act)
Education Law 409-d (Comprehensive Public School Safety Program); 409-e (Uniform Code of Public School Buildings Inspections, Safety Rating and Monitoring);
807-a (Fire Inspections); Labor Law 875-883(toxic substances); Public Health Law 4800-4808 (Right to Know, toxic substances); Environmental Conservation Law 33-0725 (Pesticides) ;6 NYCRR Part 325 (Pesticides) ; 8 NYCRR 155.1(Educational Facilities); 155.4 (Uniform Code of Public School Buildings Inspection, Safety Rating and Monitoring); 155.8 (Fire and Building Safety Inspections); 9 NYCRR Parts 600-1250 (Uniform Fire Prevention & Building Code); 12 NYCRR Part 56 (Industrial Code Rule concerning asbestos); *Appeal of Anibaldi*, 33 Educ. Dep't Rep. 166 (1993) (district required to monitor student's physical symptoms when air quality caused health problems) *Guidelines for the Evaluation and Control of Lead-Based point Hazards in Housing*, U.S. Department of Housing and Urban Development, Washington D.C., June 1995)
IPM Workbook for New York State Schools, Cornell Cooperative Extension Community IPM Program with support from New York State Dept. of Environmental Conservation, August 1998

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