

**NYC SCHOOL CONSTRUCTION AUTHORITY
KEY FOR BCAS RATINGS, URGENCY AND PURPOSE OF ACTION**

Description	Description	Priority	Comments
Rating	1 - Good 2 - Between Good and Fair 3 - Fair 4 - Between Fair and Poor 5 - Poor 6 - Under Construction 7 - NonAccessible		These ratings represent the current methodology and include assessment based on system age.
Urgency of Action	Priority 1 Priority 2 Priority 3 Priority 4 Priority 5	Lowest Priority Highest Priority	The deficiency noted has no significant impact on system functionality Visual observation or comments from staff indicate a failure may occur but not in the near future. Visual observation or comments from staff indicate a failure may occur in the near future. Visual observation or comments from staff indicate a failure is probable in the near future. Visual observation or comments from staff indicate a failure is likely to occur soon.
Purpose of Action	Level 1 Level 2 Level 3 Level 4 Level 5 Level 6	Lowest Urgency Highest Urgency	Would result in operational or maintenance savings. Actions that improve the environment or functionality of the facility. Inaction will result in additional future costs as deterioration continues. Actions that improve or increase the level of security in a facility. This can include exterior doors, roof/boiler access, security lighting, etc. Actions required by code or other regulations. Actions required to repair or improve facility "support systems" (architectural, mechanical and electrical). These would include columns, load bearing walls, fuel tanks/support vaults, fire suppression tanks, etc. For actions, that if not undertaken, may pose a risk to the occupants. This rating could be substituted for any other rating if, in the opinion of the inspector the failure of the system was such that it posed a risk to the facility occupants.