Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201
More Contact Info (http://www.portlandoregon.gov//bds/article/519984)

APPEAL SUMMARY

Status: Hold for Additional Information

Appeal ID: 15941	**Project Address:** 1127 SW Morrison St
Hearing Date: 10/11/17	**Appellant Name:** Montgomery Hill
Case No.: M-003	**Appellant Phone:** 971-242-8128
Appeal Type: Mechanical	**Plans Examiner/Inspector:** Eric Gessner, Thomas Ng, Joe Thornton
Project Type: commercial	**Stories:** 6 **Occupancy:** A-2 or M, B,S-1,S-2 **Construction Type:** Type II-A
Building/Business Name: SW Morrison Mixed Use	**Fire Sprinklers:** Yes - ENTIRE BUILDING
Appeal Involves: Correction of a violation	**LUR or Permit Application No.:** 17-113447-FS
Plan Submitted Option: pdf [File 1]	**Proposed use:** Office & Retail

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2014 OMSC Section 306.1
Requires	Section 306.1 states: "306.1 Access for maintenance and replacement. Appliances shall be accessible for inspection, service, repair and replacement without disabling the function of a fire-resistance-rated assembly or removing permanent construction, other appliances, venting systems or any other piping or ducts not connected to the appliance being inspected, serviced, repaired or replaced."
Code Modification or Alternate Requested	
Proposed Design	We propose an access panel at the side of the unit, next to the equipment, for inspection and filter access. The access panel, in the form of a removable section of air grille, allows access to the lineset connections, condensate connections, and electrical hookups. By using the removable section of grille as an access panel, the soffit maintains a streamlined aesthetic. A non-rated soffit will be built under the unit with standard metal stud and gypsum board. This is not built as permanent construction, since the gyp. board directly below the unit is intended to be removed 20-25 years down the road when the fan coil requires replacement. In an effort to make the removal/re-installation of a fan coil as simple as possible, soffit framing spacing was increased to avoid the area directly below the fan coil. Framing will not need to be modified in any way to replace the fan coil. Only a small section of gyp. board would need to be demolished and replaced.
Reason for alternative	The soffit below the fan coil is built in a way that allows easy removal of gypsum board, so that

down the road the piece of equipment can be replaced. ASHRAE states the life expectancy for fan coil units is 20 years. The Owner & Architect would rather have a nice clean soffit for 20 years and replace it when equipment is replaced, rather than have to look at a minimum 50x36 access panel every day.

Our customer is so adamant about this issue they would like for us to appeal your inspector's request. Interface Engineering fully agrees with the side-of-unit access panel approach, based on the fact that a simple sheet rock soffit should not be considered a "permanent construction" as clarified in the code. It is a "planned temporary construction" to provide a finished look in the Lobby, with proper access to service all components which need servicing (filter and electrical/refrigerant access gained through the access panel at the side of the unit). This is typical of virtually all installations previously approved by the City of Portland, including the nearly identical condition described in the approved City of Portland Appeal #15153. A floor plan is included in this submission, with Note #7 on sheet M2.01 indicating the design intent for the access panel at the side of the unit. Additional soffit sketches are also included, demonstrating the extensive coordination of fan coil and soffit framing to allow for the simple removal of the fan coil. We believe it would be in the best interest of the Owner and final product to provide only the access panel at the side of the fan coil. The gyp board beneath the fan coil can be cut out when the equipment needs to be replaced, rather than installing a large minimum 50x36 access panel.

APPEAL DECISION

Access to fan coil by removal of drywall panel: Hold for additional information.

Appellant may contact Thomas Ng (503-823-7434) for details.

City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds

TTY: 503-823-6868 | Inspection Request Line: 503-823-7000

CORRECTION NOTICE

Owner/Contractor Name Turner Const

Job Address 1155 SW MORRISON

Phone # 971-352-0682 Permit #

YOU ARE HEREBY NOTIFIED THAT WORK OR CONDITIONS ON THIS PROPERTY DOES NOT CONFORM TO THE REQUIREMENTS OF THE:

- ☐ Building
- ☐ Electrical
- ☑ Mechanical
- ☐ Plumbing
- ☐ Zoning
- ☐ Housing

CODE(S) OF THE CITY OF PORTLAND, OREGON. ITEMS LISTED BELOW MUST BE CORRECTED.

CORRECT THE FOLLOWING ITEMS BY Prior to Final
DATE

Mechanical equipment above elevator lobby shall be accessible without removing permanent construction

2014 OSMC

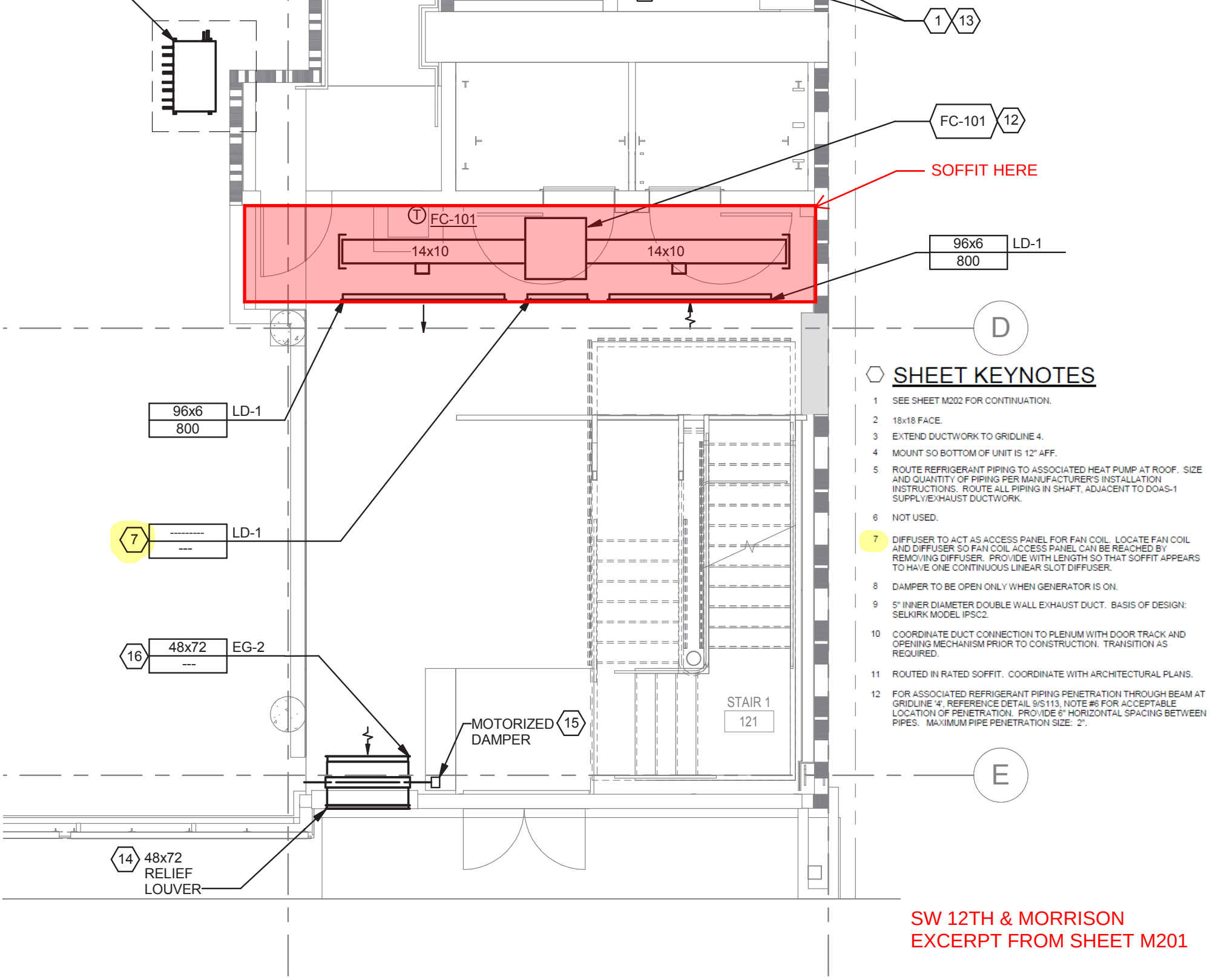
306.1

Inspector E. Bessner

Ph: 503-823- 6532 Date Issued (Today's Date) 9/21/17

FOR QUESTIONS OR ADDITIONAL INFORMATION, PLEASE CONTACT THE INSPECTOR LISTED ABOVE.

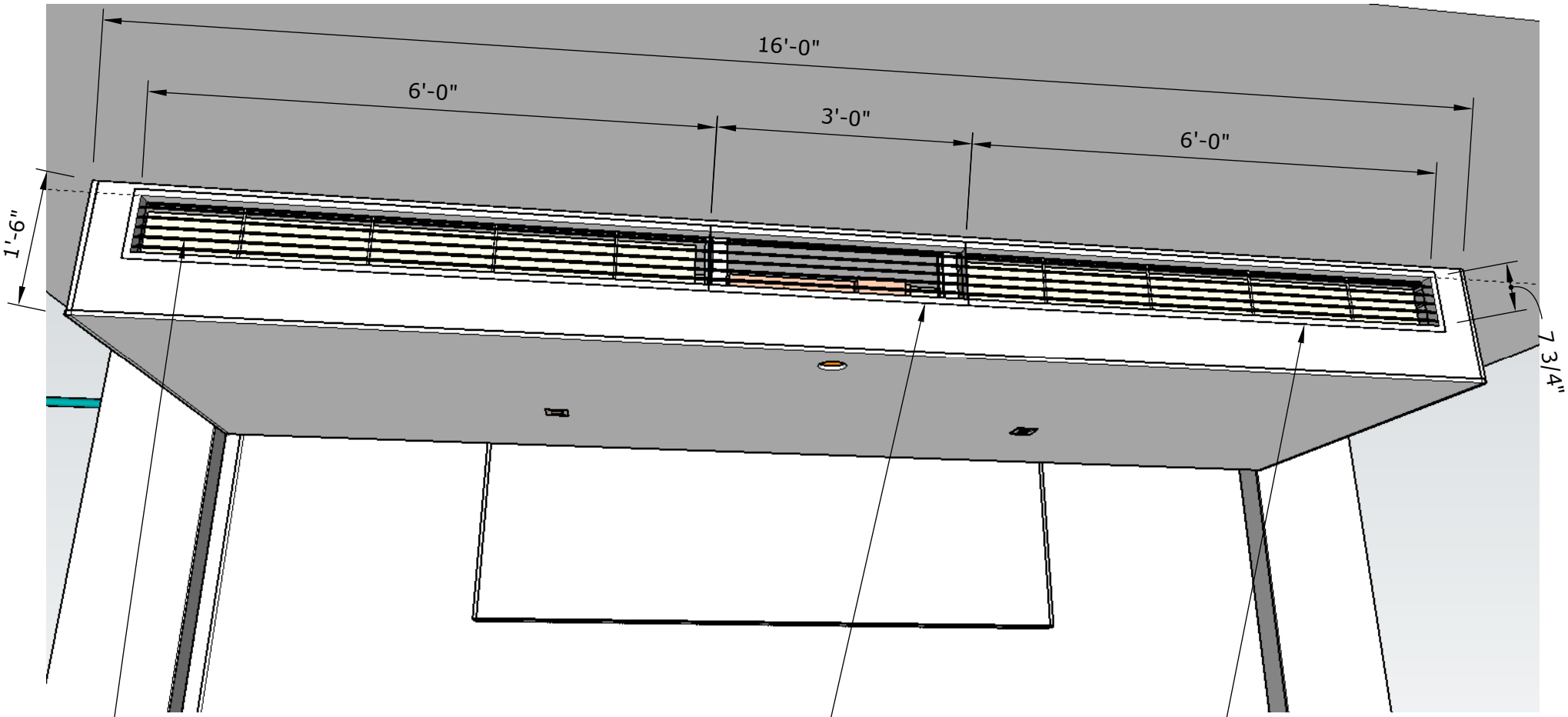
Permit Holder: pink File:canary Inspector: white



SHEET KEYNOTES

1. SEE SHEET M202 FOR CONTINUATION.
2. 18x18 FACE.
3. EXTEND DUCTWORK TO GRIDLINE 4.
4. MOUNT SO BOTTOM OF UNIT IS 12" AFF.
5. ROUTE REFRIGERANT PIPING TO ASSOCIATED HEAT PUMP AT ROOF. SIZE AND QUANTITY OF PIPING PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. ROUTE ALL PIPING IN SHAFT, ADJACENT TO DOAS-1 SUPPLY/EXHAUST DUCTWORK.
6. NOT USED.
7. DIFFUSER TO ACT AS ACCESS PANEL FOR FAN COIL. LOCATE FAN COIL AND DIFFUSER SO FAN COIL ACCESS PANEL CAN BE REACHED BY REMOVING DIFFUSER. PROVIDE WITH LENGTH SO THAT SOFFIT APPEARS TO HAVE ONE CONTINUOUS LINEAR SLOT DIFFUSER.
8. DAMPER TO BE OPEN ONLY WHEN GENERATOR IS ON.
9. 5" INNER DIAMETER DOUBLE WALL EXHAUST DUCT. BASIS OF DESIGN: SELKIRK MODEL IPSC2.
10. COORDINATE DUCT CONNECTION TO PLENUM WITH DOOR TRACK AND OPENING MECHANISM PRIOR TO CONSTRUCTION. TRANSITION AS REQUIRED.
11. ROUTED IN RATED SOFFIT. COORDINATE WITH ARCHITECTURAL PLANS.
12. FOR ASSOCIATED REFRIGERANT PIPING PENETRATION THROUGH BEAM AT GRIDLINE '4', REFERENCE DETAIL 9/S113, NOTE #6 FOR ACCEPTABLE LOCATION OF PENETRATION. PROVIDE 6" HORIZONTAL SPACING BETWEEN PIPES. MAXIMUM PIPE PENETRATION SIZE: 2".

SW 12TH & MORRISON
EXCERPT FROM SHEET M201



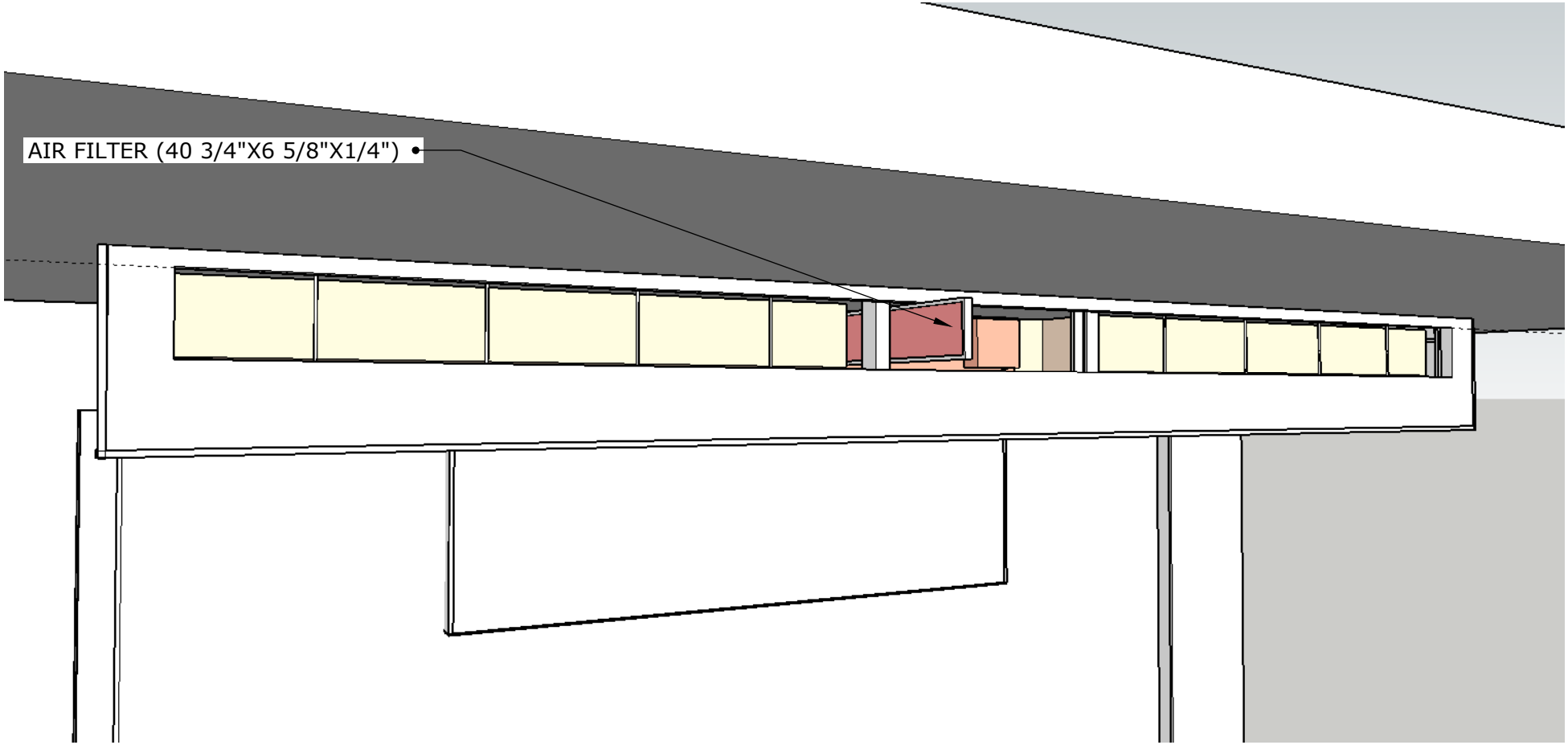
SOFFIT SHOWN WITH DIFFUSERS IN PLACE

36" 4 SLOT SDS100 W/ 'Y' OPEN ENDS BOTH ENDS

72" 4 SLOT SDS100 W/ 'Y' OPEN END LEFT SIDE AND 'X' MITERED END RIGHT SIDE

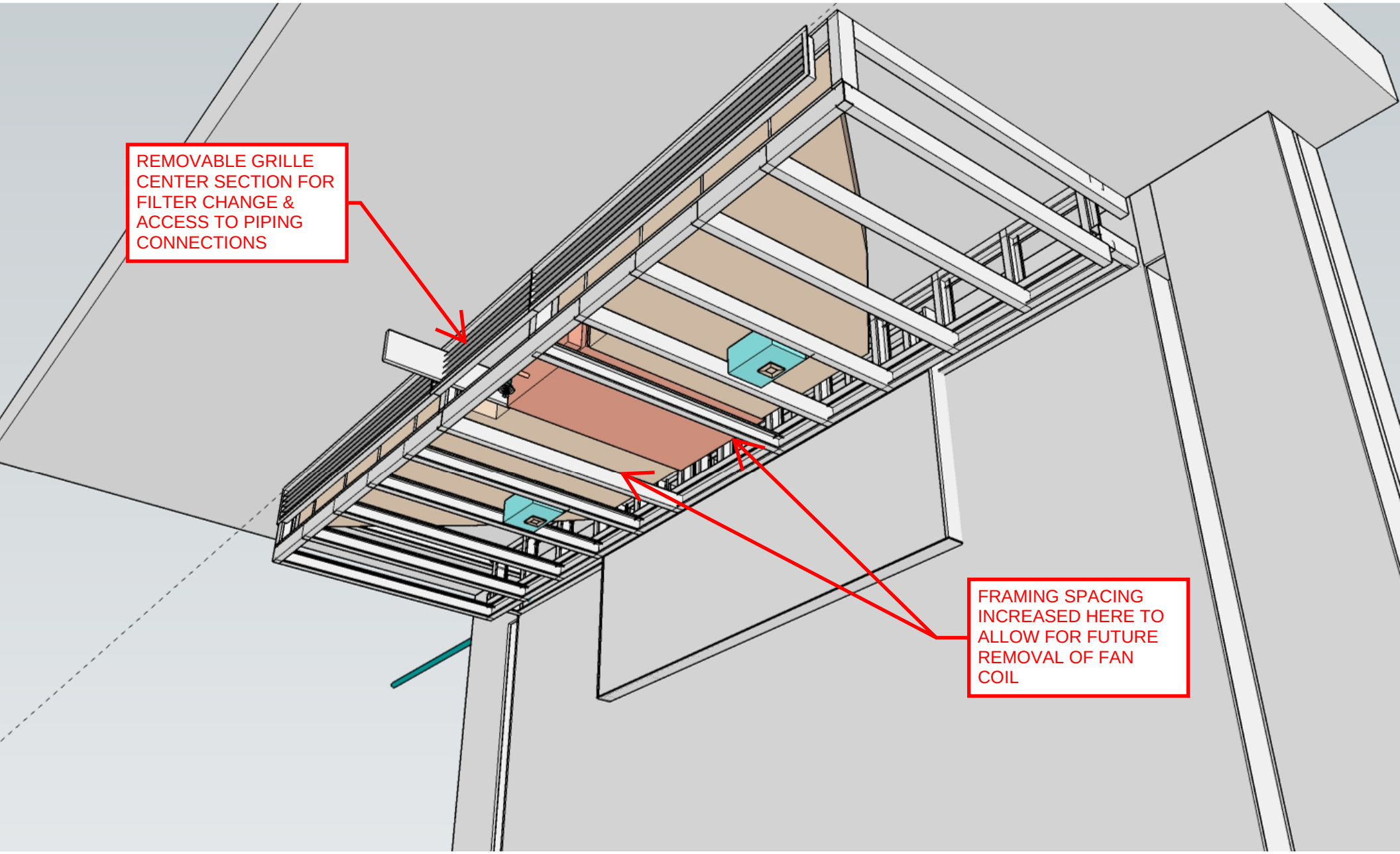
72" 4 SLOT SDS100 W/ 'Y' OPEN END RIGHT SIDE AND 'X' MITERED END LEFT SIDE

SW 12TH & MORRISON
SOFFIT AS DESIGNED

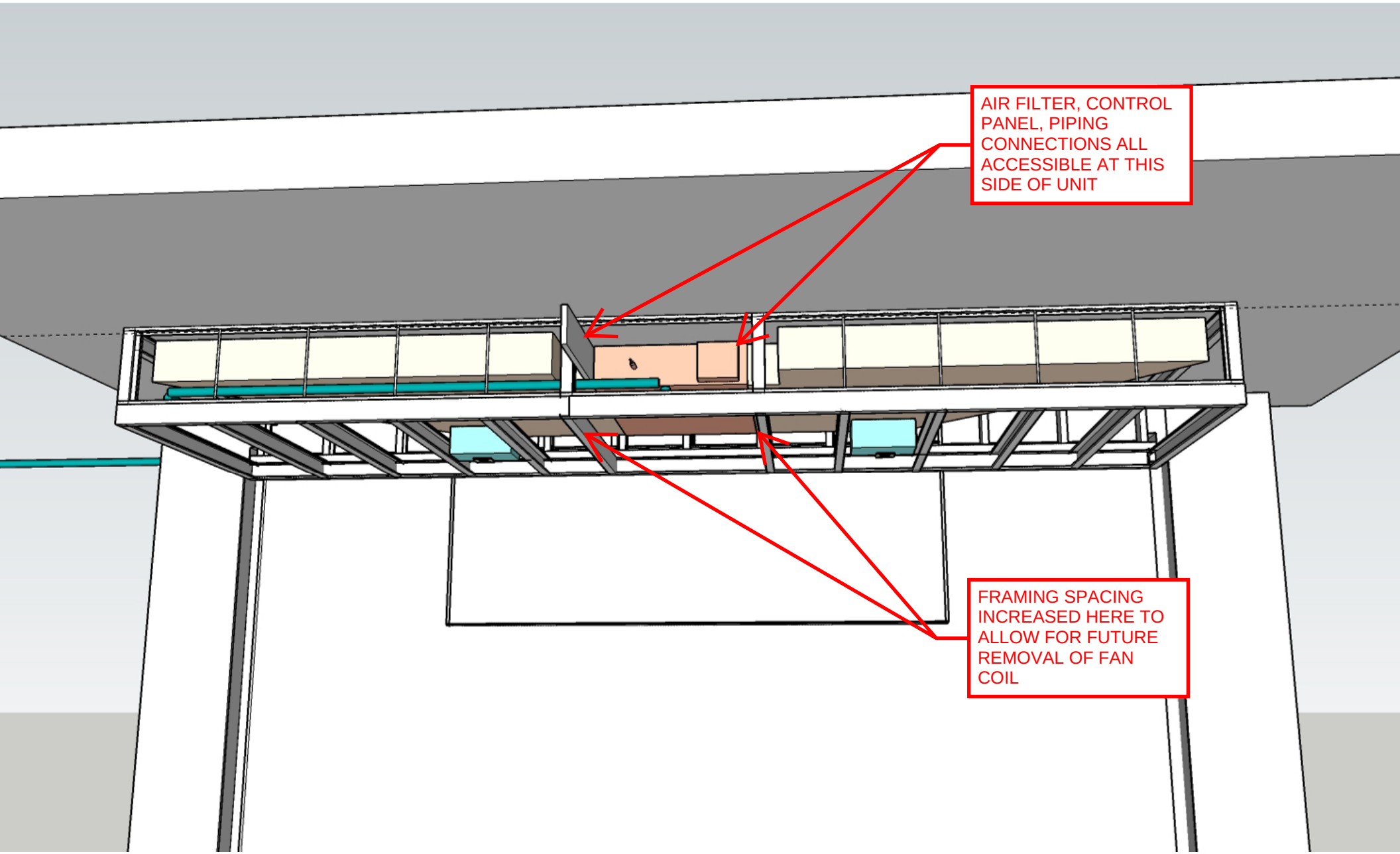


SOFFIT SHOWN W/O DIFFUSERS

SW 12TH & MORRISON
SOFFIT AS DESIGNED



SW 12TH & MORRISON
SOFFIT AS DESIGNED



SW 12TH & MORRISON
SOFFIT AS DESIGNED

Job Name/Location: 12th & Morrison / Portland, OR **Tag #:** FC-101

Date: August 8, 2016 **REV 10-05-16**

For: ☐ File ☐ Resubmit ■ Approval ☐ Other

PO No.:

Architect: GC:

Engr: Interface Engineering Mech: American Heating

Rep: Johnson Barrow Oregon (Company) Jimmy Moore, PE (Project Manager)

ARNU243L3G4
Multi V™ Ducted (Low Static)
24,000 Btu/h Indoor Unit

LG Life's Good

Performance:

Total Cooling Capacity (Btu/h)	24,000
Heating Capacity (Btu/h)	27,300
Power Input[1] (W)	115

Cooling Nominal Test Conditions:
Indoor: 80°F DB/67°F WB
Outdoor 95°F DB

Heating Nominal Test Conditions:
Indoor: 70°F DB
Outdoor 47°F DB/43°F WB

Electrical:

Power Supply (V/Hz/Ø)	208-230/60/1
Rated Amps (A)	0.97

Piping:

Refrigerant:

Liquid Line (in, OD)	3/8 Flare
Vapor Line (in, OD)	5/8 Flare

Condensate:

Condensate Pump Drain[2] (in,OD)	1

Controls Features:

- Auto changeover (Heat Recovery only)
- Auto operation
- Auto restart
- Child lock
- Dual thermistor control
- Hot start
- Self diagnostics
- Timer (on/off)
- Weekly schedule
- Fan speed control
- Dual setpoint control
- Multiple aux heater applications
- Filter life and power consumption display

Optional Accessories:

- ☐ Wireless Remote Controller - PQWRHQ0FDB
- ☐ LG Programmable Controller - PREMTB10U
- ☐ LG Premium Controller - PREMTA000
- ■ Simple Controller with Mode (Black) - PQRCVCL0Q
- ☐ Simple Controller with Mode (White) - PQRCVCL0QW
- ☐ Simple Controller without Mode (Black) PQRCHCA0Q
- ☐ Simple Controller without Mode (White) - PQRCHCA0QW
- ☐ Simple Dry Contact (1 contact, 24 VAC external power) - PQDSB1
- ☐ Dry Contact for Economizer - PQDSBC1
- ☐ Dry Contact for Third Party Thermostat - PQDSBNGCM1
- ☐ Wall Mounted Temperature Sensor - PQRSTA0

Entering Mixed Air:

Cooling Max[4] (°F WB)	76
Heating Min (°F DB)	59

Unit Data:

Refrigerant Type	R410A
Refrigerant Control	EEV
Sound Pressure[5] dB(A) (H/M/L)	39 / 35 / 32
Filter Type	Washable
Filter Quantity	1
Filter Dimensions	40-3/4"x 6-5/8"x 1/4"
Net Unit Weight (lbs)	60
Shipping Weight (lbs)	68

Fan:

Type	Sirocco
Fan Quantity	4
Motor/Drive	Brushless Digitally Controlled/Direct
Motor Quantity	2
High Mode Airflow Rate H/M/L (CFM)	710/570/430
High Mode External Static Pressure (ESP)[6] (in wg)	0.1
Standard Mode Airflow Rate H/M/L (CFM)	710/570/430
Standard Mode External Static Pressure[6] (in wg)	0
Minimum ESP[7]	0
Maximum ESP[7]	0.19

Notes:

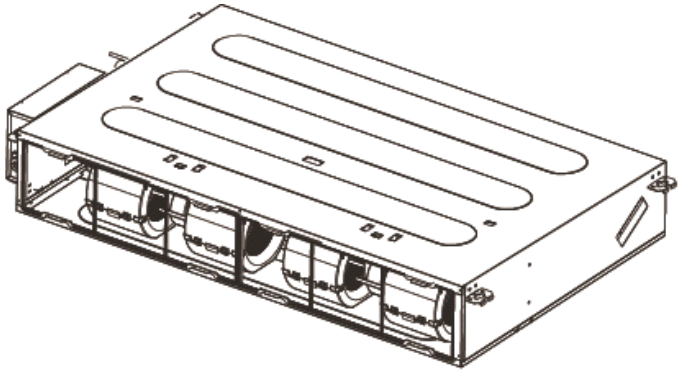
1.The Power Input is rated at high speed.
2.Maximum lift is 27 inches from bottom of unit. Check valve not included (field supplied).
3.Requires an LG Programmable Thermostat, Simple Controller with Mode or a Simple Controller without Mode.
4.See Engineering Manual for sensible and latent capacities.
5.Sound Pressure levels are tested in an anechoic chamber under ISO Standard 3745.
6.At factory fan speed setting.
7.Maximum static pressure may result in reduced airflow (CFM).
8.All communication cable to be minimum 18 AWG, 2-conductor, stranded, shielded and must comply with applicable local and national code.
9.Power wiring cable size must comply with the applicable local and national code.
10.This unit comes with a dry nitrogen charge.
11.This data is rated 0 ft above sea level, with 25 ft of refrigerant line per indoor unit and a 0 ft level difference between outdoor and indoor units. All capacities are net with a combination ratio between 95 – 105%.
12.Must follow installation instructions in the applicable LG installation manual.

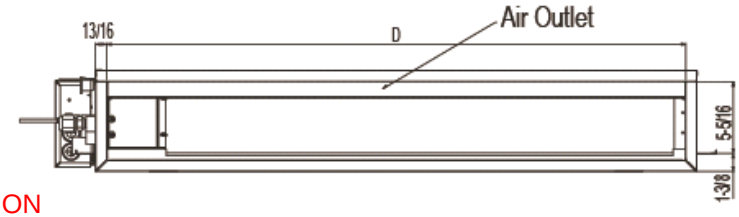
Intertek

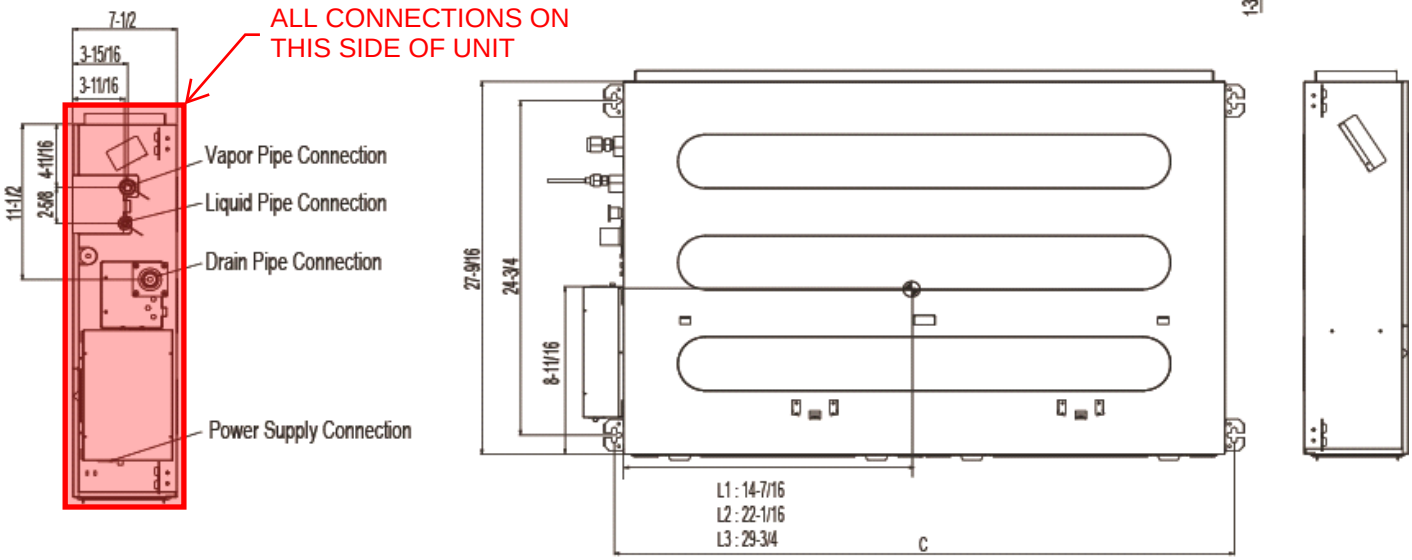
ARNU243L3G4

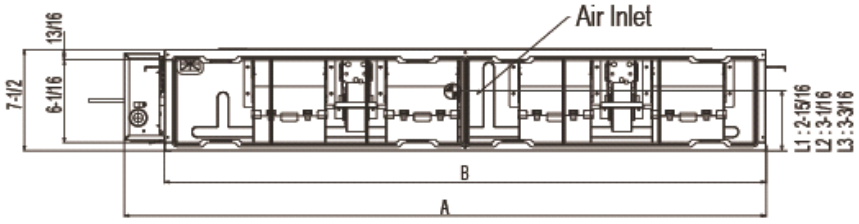
Multi V™ Ducted (Low Static)
24,000 Btu/h Indoor Unit

Tag #: FC-101
Date: August 8, 2016
PO No.:









	A	B	C	D
ARNU073L1G4 ARNU093L1G4	30-1/2	27-9/16	28-7/8	26
ARNU123L2G4 ARNU153L2G4 ARNU183L2G4	38-3/8	35-7/16	36-3/4	33-7/8
ARNU243L3G4	46-1/4	43-5/16	44-5/8	41-3/4

Center of Gravity

Unit: inches

Note: All measurements have a tolerance of ±1/4 in.