

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 - Reconsideration of ID 14682

| | |
|---|---|
| Appeal ID: 14743 | Project Address: 135 NW 9th Ave |
| Hearing Date: 3/8/17 | Appellant Name: Ryan McAfee |
| Case No.: M-001 | Appellant Phone: 503-234-0477 |
| Appeal Type: Mechanical | Plans Examiner/Inspector: Larry Wright, Thomas Ng |
| Project Type: commercial | Stories: 11 Occupancy: R-2 Construction Type: Typ. 1-B |
| Building/Business Name: Couch-9 | Fire Sprinklers: Yes - Entire Building |
| Appeal Involves: Erection of a new structure, Alteration of an existing structure, Reconsideration of appeal | LUR or Permit Application No.: 15-187751-MT |
| Plan Submitted Option: pdf [File 1] [File 2] [File 3] | Proposed use: Apartments & Retail |

APPEAL INFORMATION SHEET

Appeal item 1

| | |
|-------------------------------|---|
| Code Section | OMSC 306.1 |
| Requires | <p>OMSC 306.1 below helps protect the building owner, building engineers, and future contractor for ease of access:</p> <p>"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."</p> |
| Proposed Design | <p>I propose to provide a 2'x2' access panel in the ceiling next to the equipment for the inspection hole and provide a filter grille to allow filter access. The access panel allows access to the lineset connections, condensate connections, and electrical hook ups. A soffit will be built under the unit with standard metal stud and gypsum board. This is not built as a permanent construction since it is intended to be removed around 20 years down the road when the fan coil requires replacements. Installation instructions from the manufacturer is shown below. Finally, the installation instructions were reviewed for their recommendations on access / inspections, and they only require one access panel next to the unit which matches are design (See Installation instructions Ducted FC units attached).</p> |
| Reason for alternative | <p>The intent of this code is to help protect the customer and contractor from accessing equipment / parts in the future. Hotels & Apartments should consider a small soffit under the fan coil unit as removable for appropriate appearance. Additionally, ceilings below equipment are 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. Owners of those types of</p> |

buildings would rather have a nice clean soffit for 20 years and replace it when equipment is replaced than to have to look at a (6'-0" x 2'-4") access panel (in this scenario) every day.

Our customer is so adamant about this issue that they would like for us to appeal your inspector's request. Hunter-Davisson fully agrees with this approach, based on the fact that a simple sheetrock soffit should not be considered a "permanent construction" as clarified in the Code. It is a "planned temporary construction" to provide a finished look Apartment Room, with proper current access to service all components which need servicing (filter accessed through return filter grille, and electrical / refrigerant access located through 2'x2' access panel next to equipment). This is typical of virtually all installations previously approved by the City of Portland. One example is the Hotel Modera that we just completed a year ago. Another example is the Hotel Eastlund completed a couple years ago. Lastly, we are currently doing a job at the Hotel Modera where they are finally replacing their Fan Coil units after the original installation of 46 years ago.

An appeal letter was written by the owner to provide confirmation they are in support of this decision (see attached titled Couch9 - Access Door Appeal Letter - 02.27.2017). A floor plan is given with an additional page showing dashed lines of the access doors on the plan view, calling these doors out in the note section of each page, and providing an additional detail page of these sizes (see attached titled Couch-9 Floor Plan). All guidelines from the equipment manufacturers are given and can be seen on the attached drawings titled (Installation instructions Ducted FC units). We believe it would be in the best interest of the customer and final product to install a small soffit below fan coil that can be cut out when the equipment needs to be replaced, rather than installing a large 6'-0 x 2'-4" access panel.

Sincerely,

Ryan McAfee, Project Engineer

Greg Pelser, Vice President / Senior Engineer

APPEAL DECISION

2'x2' panel for mechanical equipment access: HOLD for additional information.

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

INSTALLATION MANUAL

AIR CONDITIONER

- Please read this installation manual completely before installing the product.
- Installation work must be performed in accordance with the national wiring standards by authorized personnel only.
- Please retain this installation manual for future reference after reading it thoroughly.

TYPE : Ceiling Concealed Duct



P/NO : MFL61971216

<http://www.lghvac.com>
www.lg.com

INSTALLATION PLACES

Indoor unit

- The place shall easily bear a load exceeding four times the indoor unit's weight.
- The place shall be able to inspect the unit as the figure.
- The place where the unit shall be leveled.
- The place shall allow easy water drainage.(Suitable dimension "H" is necessary to get a slope to drain as figure.)
- The place shall easily connect with the outdoor unit.
- The place where the unit is not affected by an electrical noise.
- The place where air circulation in the room will be good .
- There should not be any heat source or steam near the unit

