

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Hold for Additional Information - Held over from ID 16474 (2/14/18) for additional information

Appeal ID: 16554	Project Address: 619 SW 11th Ave
Hearing Date: 2/28/18	Appellant Name: Jason Haden
Case No.: M-006	Appellant Phone: 971-202-4106
Appeal Type: Mechanical	Plans Examiner/Inspector: Jody Orrison, Thomas Ng
Project Type: commercial	Stories: 15 Occupancy: R-1, A-2, A-3, B, S-1 Construction Type: 1A (constructed to 1B for fire resistance req's pe
Building/Business Name: Hyatt Centric Portland	Fire Sprinklers: Yes - Fully sprinklered
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 17-265447-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Commercial - Hotel

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 2014 OMSC 306.1

Requires 2014 OMSC chapter 3 section 306.1

"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."

Proposed Design The fan coil unit is in a ceiling soffit with limited access. An electrical access panel adjacent to the fan coil will provide ample access to change the filter, access the control panel and refrigerant line connections to the unit. This width of the electrical access panel will either be 30" or the width of the equipment, whichever is larger by 36" deep. In the case for this property, a 70" x 33" access panel would be needed to completely remove the unit. A panel of this size is unsightly and negatively impacts the guest experience.

In the rare event that the fan coil unit needs to be removed from its location, a portion of gypsum board will be demolished, the unit replaced and the ceiling patched. As neither the Owner nor the design team believe the gypsum board ceiling should be considered "permanent" construction as at some point in time the fan coil will need to be replaced. It should also be noted that the life cycle and expectancy, as documented by Mitsubishi, is 20 years.

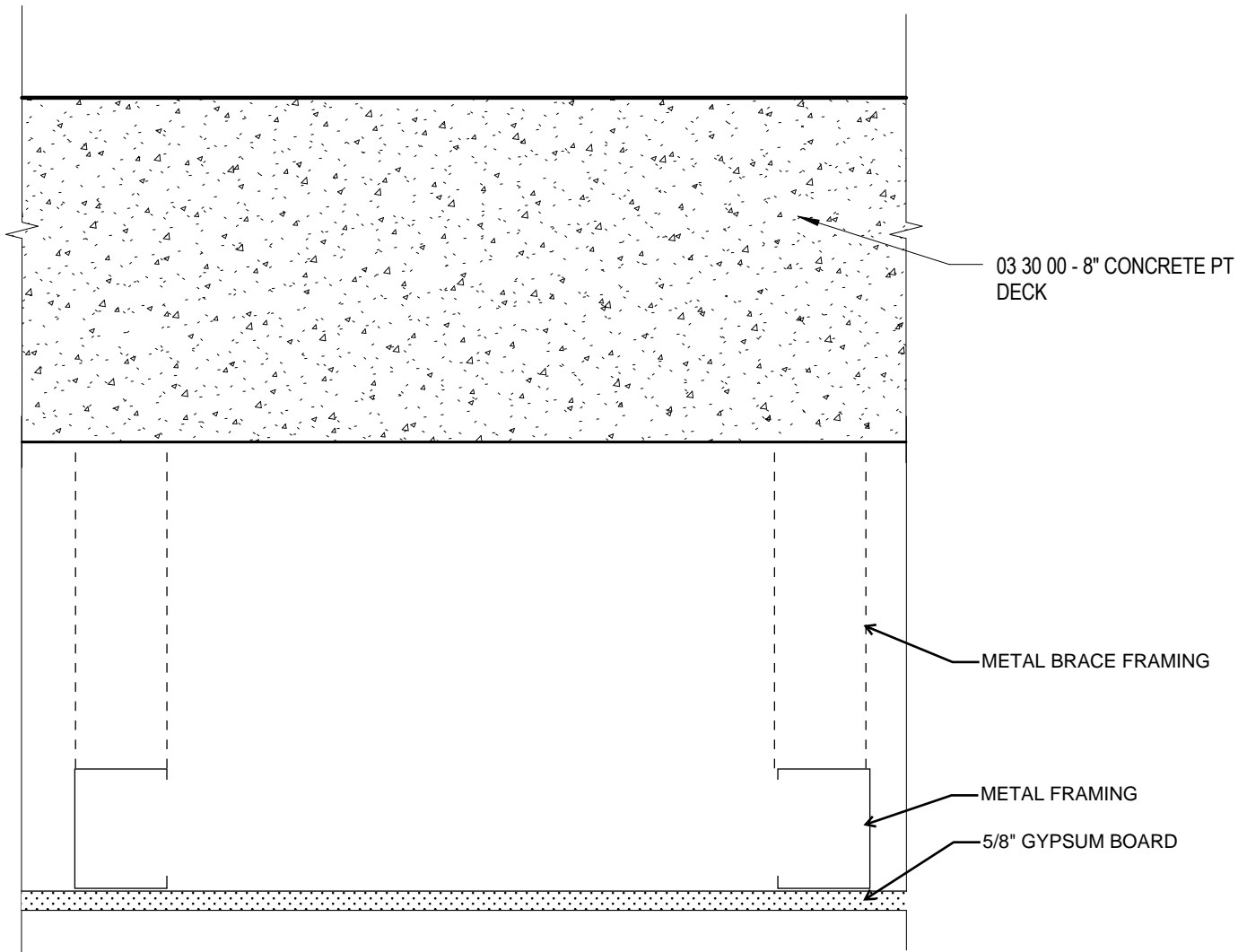
Reason for alternative We understand that the intent of this section of code is to ultimately protect the customer and contractors in accessing equipment/parts in the future. However, if the fan coil unit was to ever fail and require replacement, the guestroom would be taken out of service ensuring guests would not be exposed to any hazards. Furthermore, removing the ceiling in its entirety further reduces the

risk to any contractor and/or facility personnel as removal of the unit would not be through a large access panel but rather an open ceiling. Ultimately, we feel the means and methods of removal of the unit, should it fail, should be at the discretion of the Property Owner and should the Property Owner choose to lose revenue by taking a guestroom unit out of service, that decision should be theirs to make. Furthermore, the installation of this unit in a framed/drywall ceiling soffit with a 'typically' sized access panel, rather than a much larger access panel that will allow removal, offers no negative impact to the health, structural capacity, energy conservation, life safety, or fire protection.

The Owner of the building is requesting this appeal due to the abnormally large access panels (70"x33") that will be required in the gypsum board ceilings. The Owner feels that this access panel will negatively impact the guest experience and may impact revenue. The Owner understands the importance and requirements of the electrical access panel but does not share in the interpretation of OMSC 306.1. There are multiple cases of similar hotel properties within the Portland area that have true maintenance access panels (24"x24") and those properties have assumed the financial risk of full and/or partial ceiling replacements should the fan coil unit fail.

APPEAL DECISION

Mechanical equipment access: Hold for additional information.
Appellant may contact John Butler (503 823-7339) with questions.



NOTE: CEILING NOT REQUIRED FOR FIRE RATING. CONCRETE SLAB PROVIDES 2-HOUR FIRE RESISTANCE RATING BASED ON 2014 OSSC TABLE 721.1(3)

SERA

**GUESTROOM
ENTRY SOFFIT**
NOT TO SCALE

21 FEB 2018

HYATT CENTRIC