

Development Services

From Concept to Construction

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APPEAL SUMMARY

Status: Hold for Additional Information

Appeal ID: 24096	Project Address: 1417 NW 20th Ave
Hearing Date: 10/21/20	Appellant Name: Benjamin Riemer
Case No.: E-002	Appellant Phone:
Appeal Type: Electrical	Plans Examiner/Inspector: Chandra Alvey, Brian Crise
Project Type: commercial	Stories: 7 Occupancy: Mixed Construction Type: I-A, III-A
Building/Business Name: Block 290 Apt	Fire Sprinklers: Yes - Throughout
Appeal Involves: Erection of a new structure	LUR or Permit Application No.: 20-182443-CO
Plan Submitted Option: pdf [File 1]	Proposed use: Mixed Occupancy

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	2017 OESC SECTION 100.26 Space About Electrical Equipment, 110.26(A)(1) Depth of Work Space.
Requires	110.26(A)(1) and Table 110.26(A)(1) Condition 1 for electrical equipment less than 150 Volts require 3ft minimum deep clearance perpendicular to live parts that require maintenance while energized.
Code Modification or Alternate Requested	That the access to the electrical equipment for the Vertical Terminal Heat Pump (VTHP) units located in a dedicated closets may be allowed, where access located perpendicular to the back of the VTHP units and live part is not possible, to have access located to the side of the equipment in general compliance with requirements for Limited Access Section 110.26(A)(4)
Proposed Design	<p>The proposed design is a mixed-use building with 5 stories of Type III-A construction over 2 stories of Type I-A construction. The primarily use above the ground floor is R-2 occupancy apartment units, with accessory S-1 and A-2 & A-3 occupancies. The entire building is equipped with a NFPA 13 automatic fire sprinkler system. Heating and cooling is provided for the residential units by VTHP units located in dedicated closets on the exterior walls of the units.</p> <p>The proposed design provides side access to a limited number of the VTHP closet in the project, as indicated in exhibits 5.1 & 5.2. A separate power disconnect switch is provided with direct access from the clear working space provided in front of the access panel for the VTHP closet to allow for the power to be turned off to the unit prior to servicing. Refer to Exhibit 5.3 & 5.4 for layout details of side access VTHP closet. The 29"w x 59"h access panel can open great than 90 degrees and also can be easily removed from the opening to facilitate access to the VTHP unit in the closet for maintenance and removal. The closet provides a minimum 8 inches clear from the back of VTHP unit to the back wall of the closet.</p>
Reason for alternative	The exterior design limits locations available for the placement of the VTHP closets and the kitchen layout in units prevent locating an access panel on the back of the closet to provide

perpendicular access to the pack of the VTHP units. By providing a side access panel to the closets with the added electrical disconnect switch we believe the proposed configuration provides adequate access and protection for the examination, adjustment, servicing and maintenance of the VTHP units that meets the intent of the limited access requirement of NEC section 110.24(A) (4).

APPEAL DECISION

Electrical access to Vertical Terminal Heat Pump Units from side in lieu of from the front: Hold for additional information.

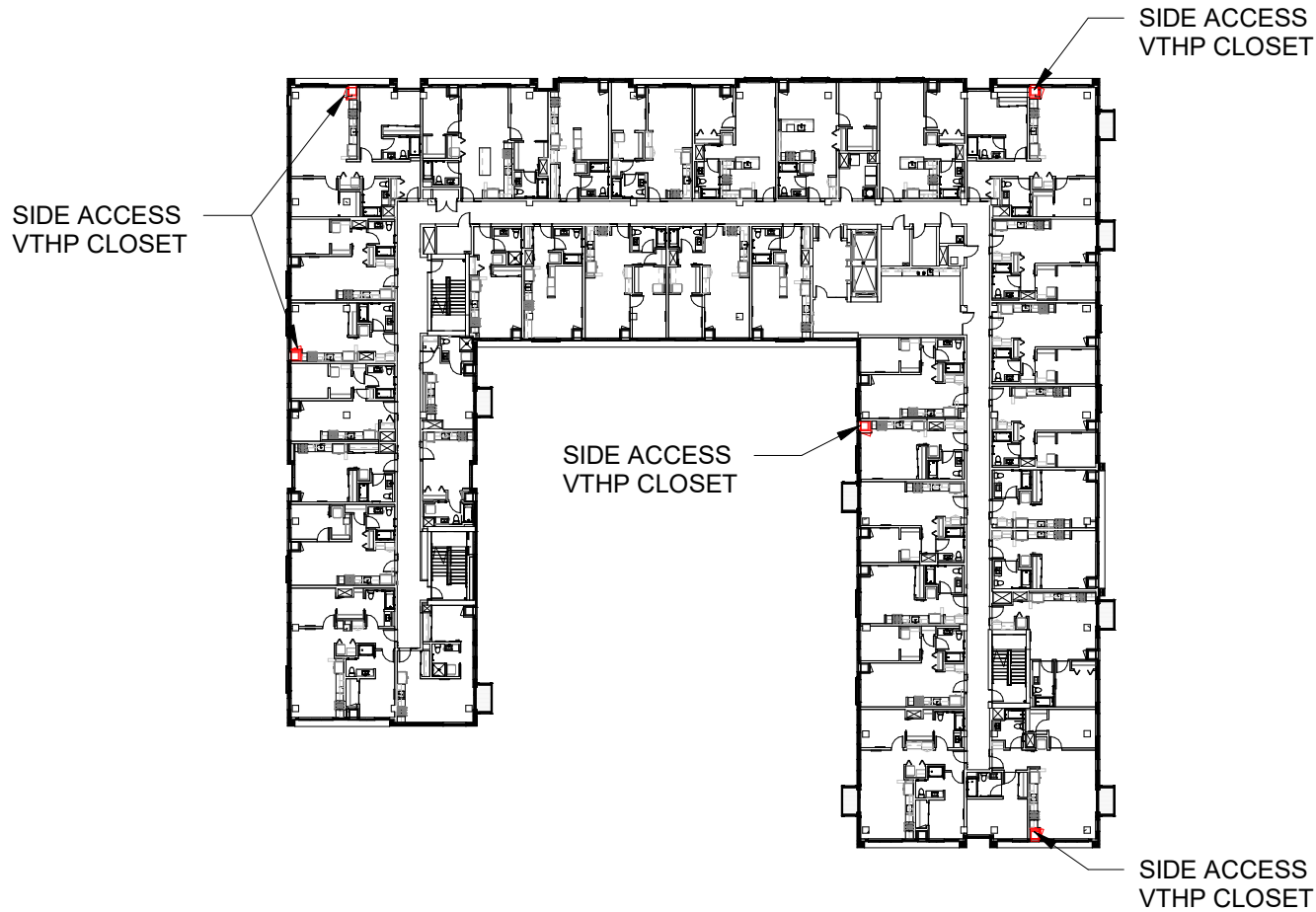
Appellant may contact Brian Crise (503-823-8148) with questions.

Additional information is submitted as a no fee reconsideration, following the same submittal process and using the same appeals form as the original appeal. Indicate at the beginning of the appeal form that you are filing a reconsideration and include the original assigned Appeal ID number. The reconsideration will receive a new appeal number.

Include the original attachments and appeal language. Provide new text with only that information that is specific to the reconsideration in a separate paragraph(s) clearly identified as "Reconsideration Text" with any new attachments also referenced. No additional fee is required.

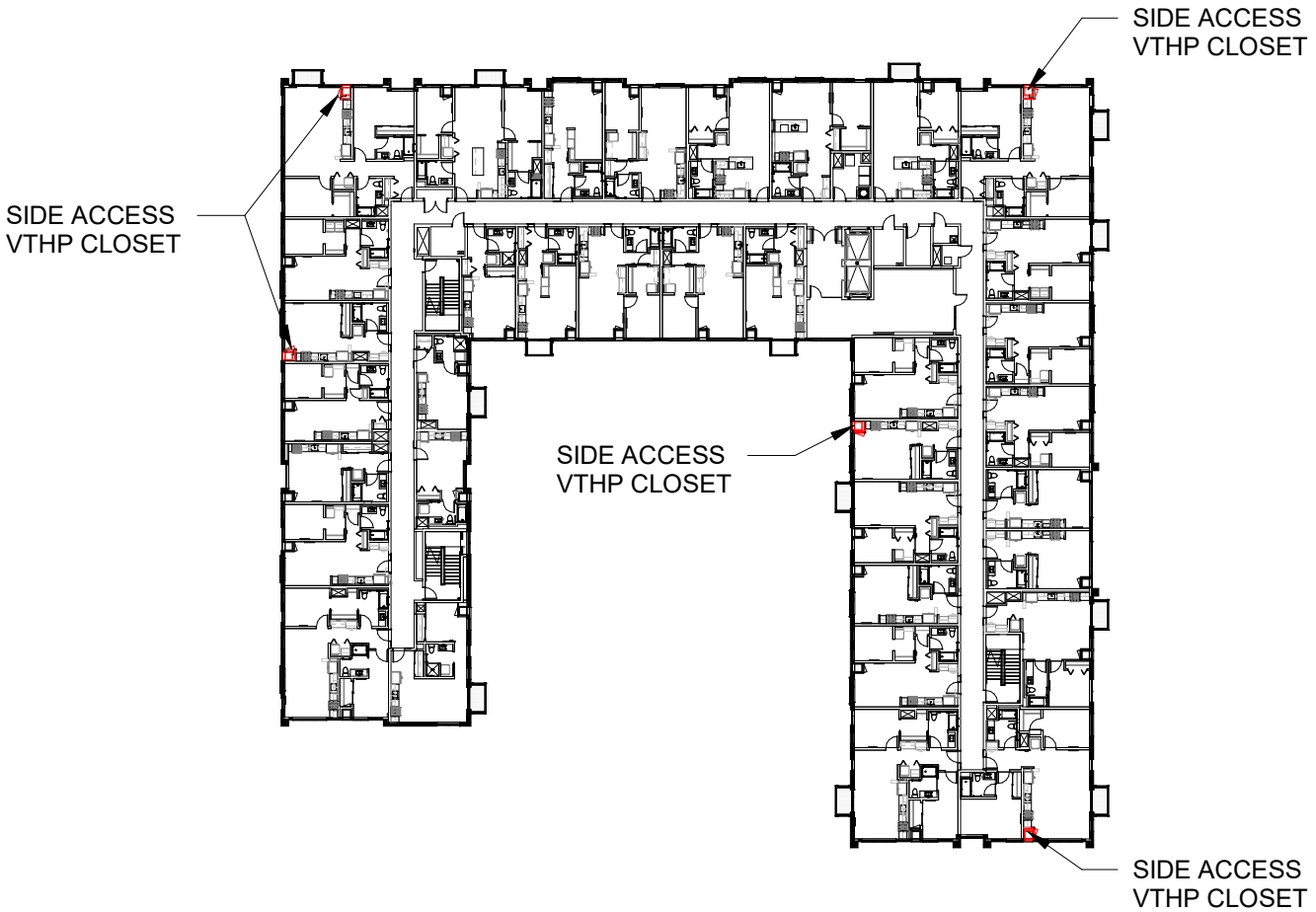
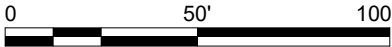
Plan Diagrams

Exhibit 5.1



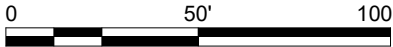
1 Level 2 - Floor Plan

SCALE: 1" = 50'-0"



2 Level 3 & 4 - Floor Plan

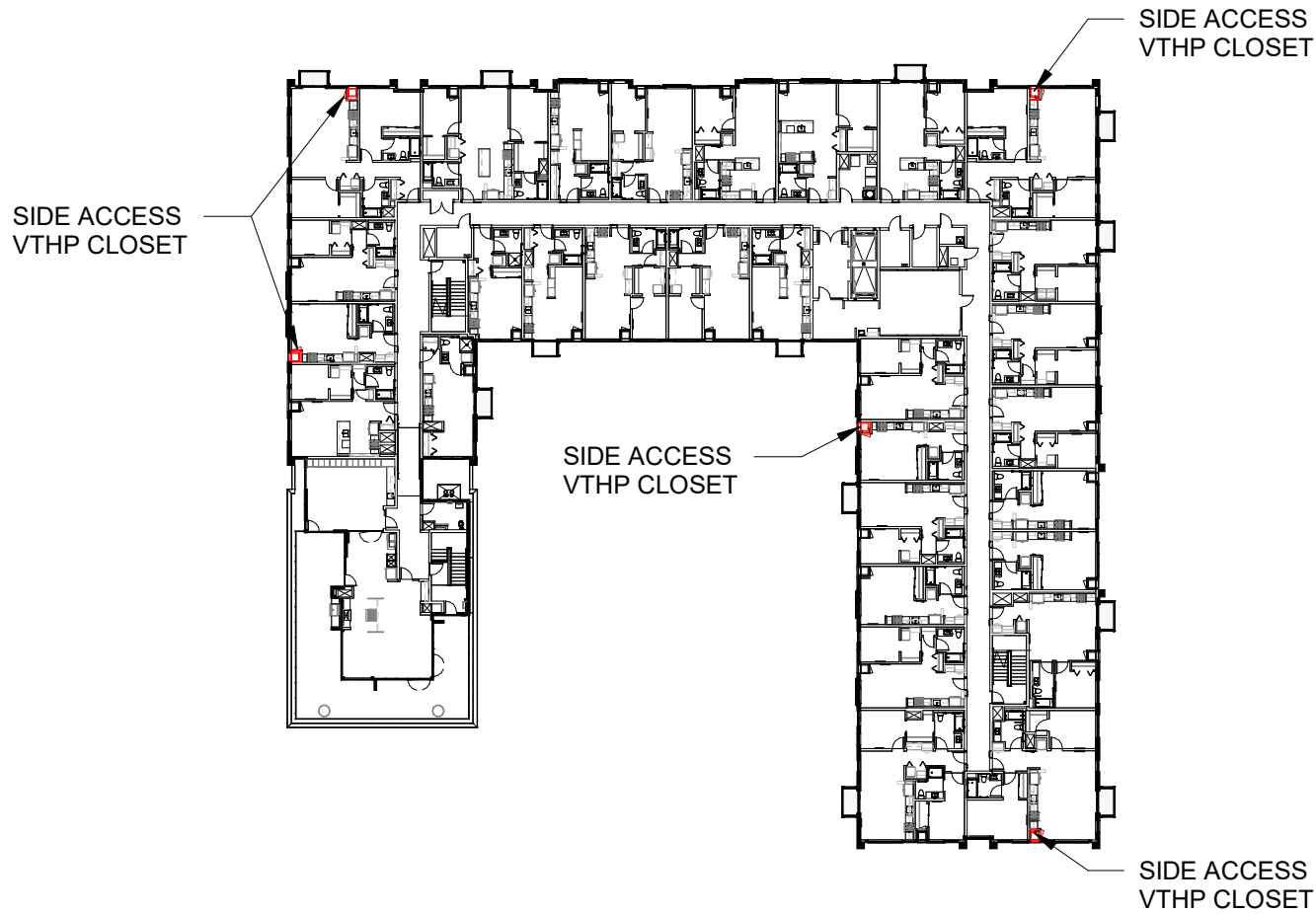
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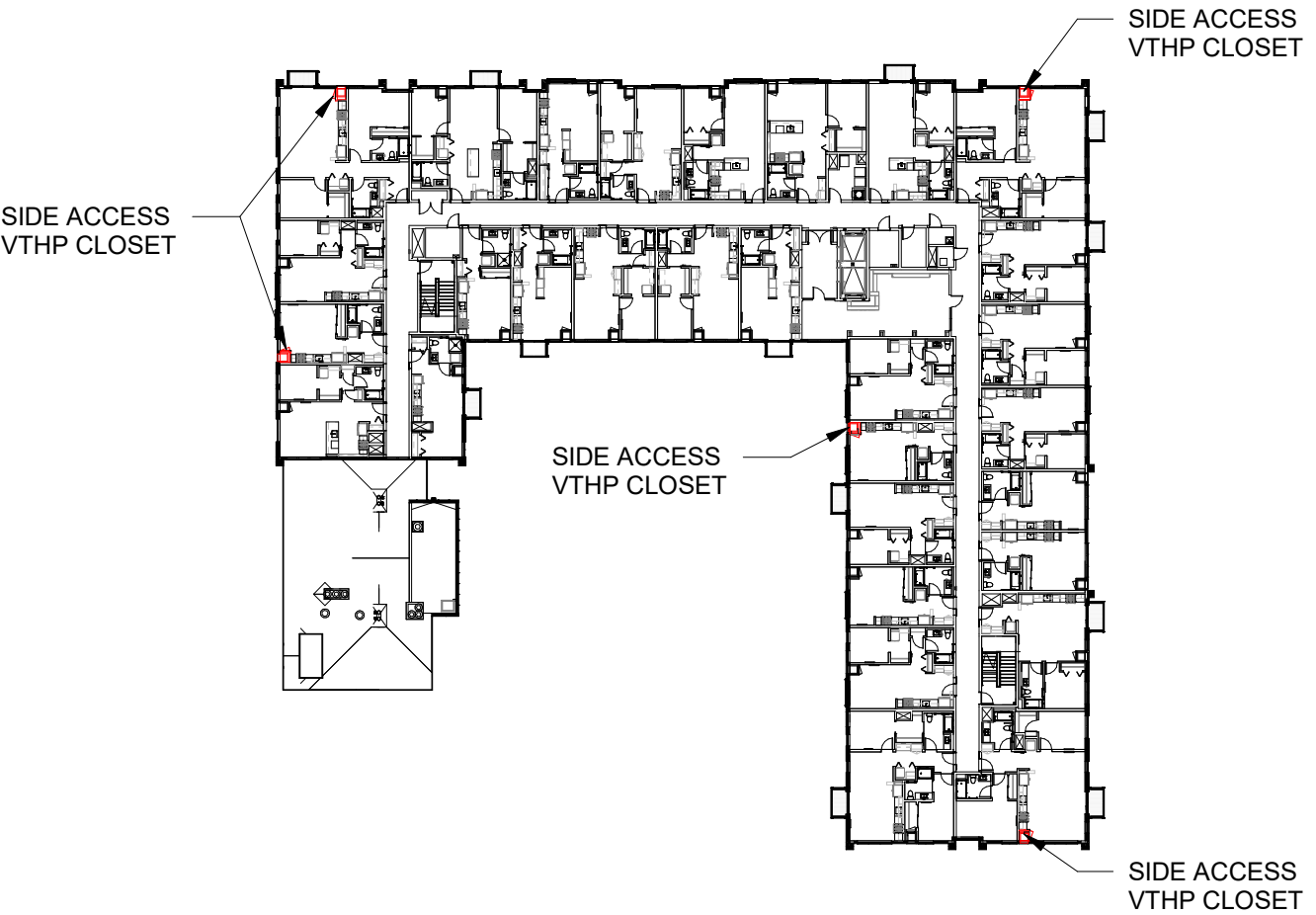
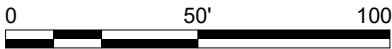
Plan Diagrams

Exhibit 5.2



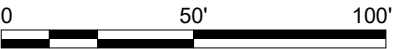
1 Level 5 - Floor Plan

SCALE: 1" = 50'-0"



2 Level 6 & 7 - Floor Plan

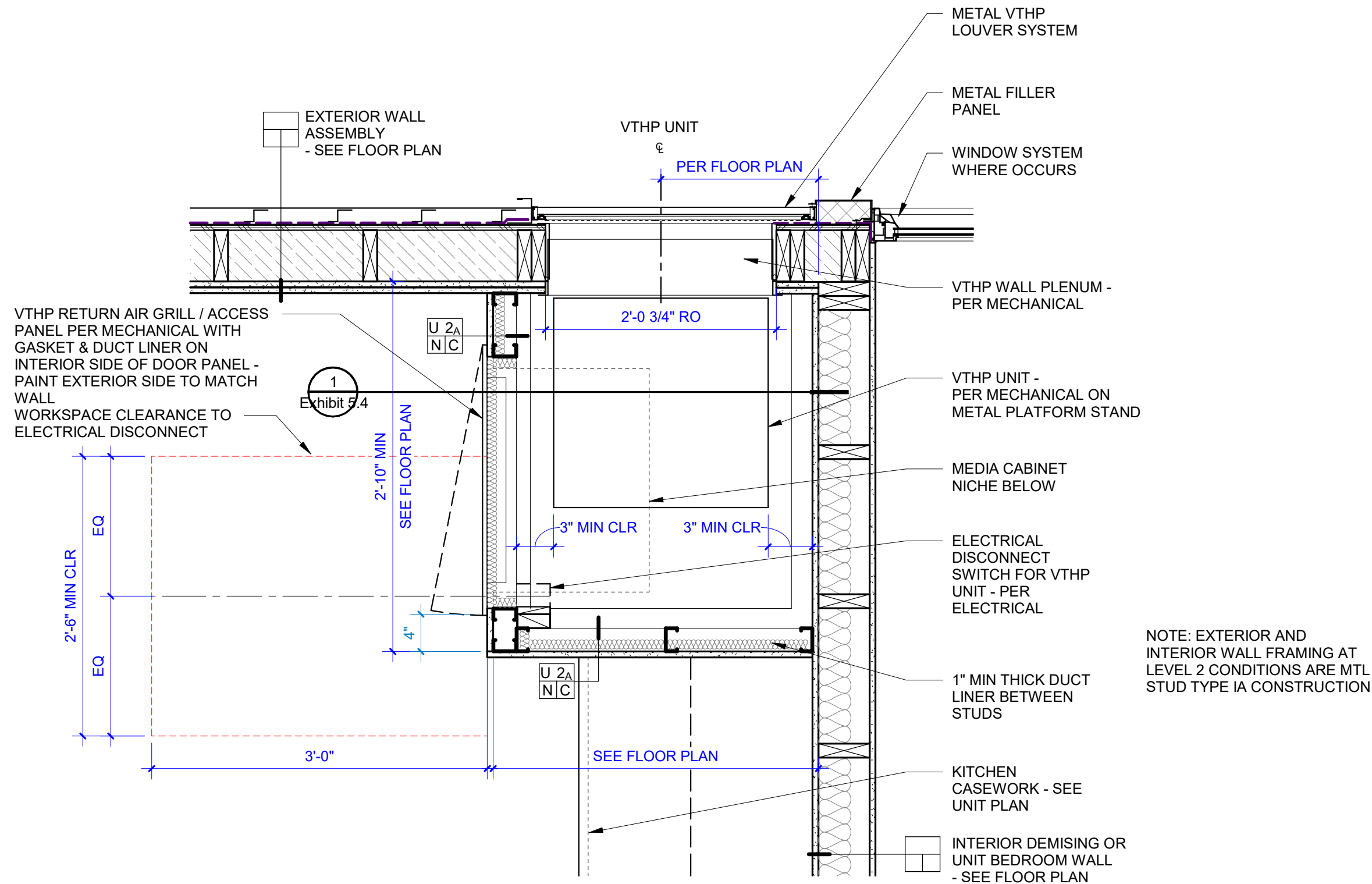
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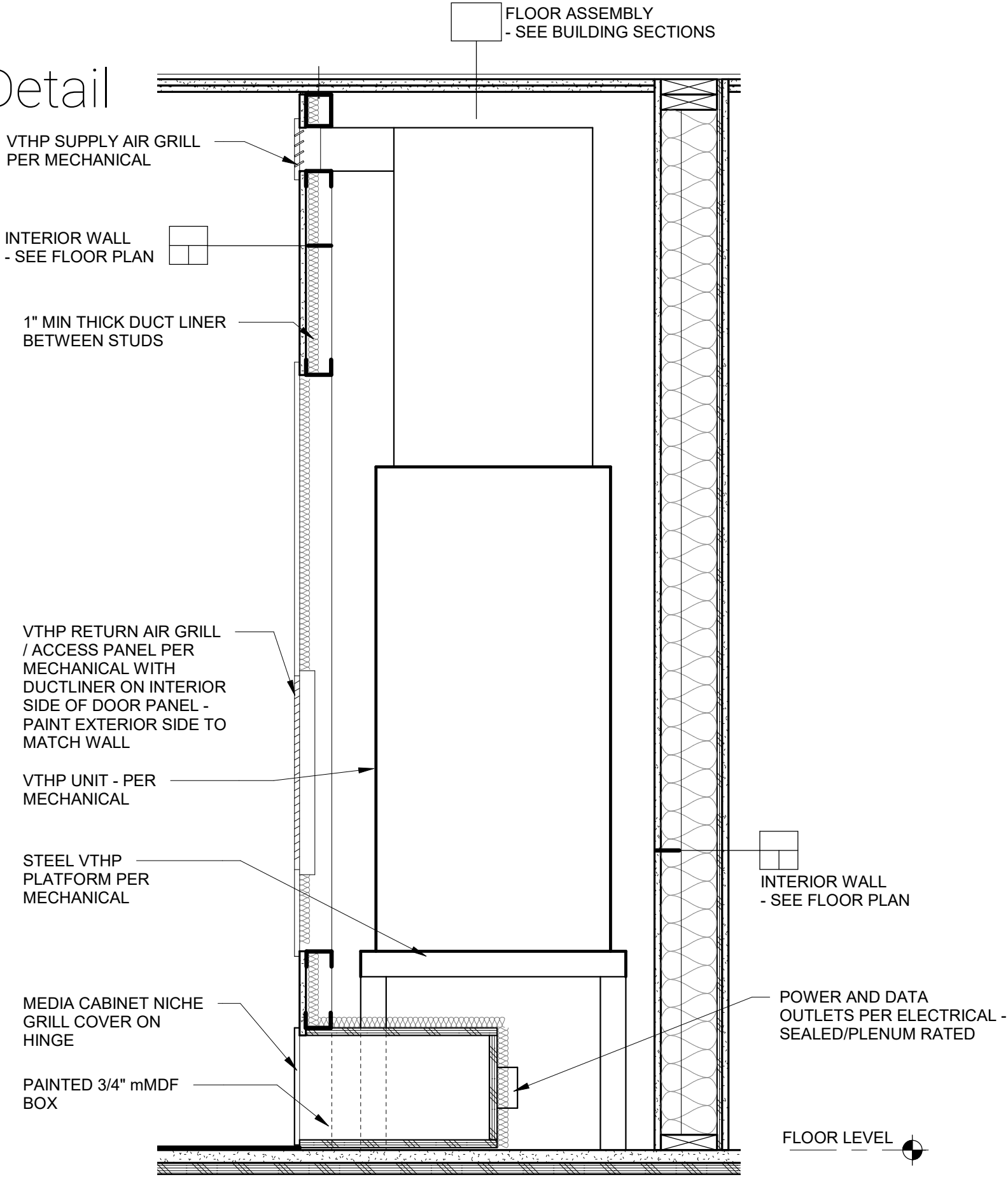
VTHP Side Access Closet - Plan Detail

Exhibit 5.3



VTHP Side Access Closet - Section Detail

Exhibit 5.4



Scale: 1" = 1'-0"

