

# Development Services

## From Concept to Construction

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### APPEAL SUMMARY

**Status:** Decision Rendered

<b>Appeal ID:</b> 27742	<b>Project Address:</b> 3251 SW Sam Jackson Park Rd
<b>Hearing Date:</b> 5/11/22	<b>Appellant Name:</b> Marcus Morgan
<b>Case No.:</b> E-001	<b>Appellant Phone:</b> 503-816-4438
<b>Appeal Type:</b> Electrical	<b>Plans Examiner/Inspector:</b> Carl Ebbert, Brian Crise
<b>Project Type:</b> commercial	<b>Stories:</b> 15 <b>Occupancy:</b> I-2 <b>Construction Type:</b> I-A
<b>Building/Business Name:</b> Hatfield Research Center <b>Fire Sprinklers:</b> Yes - Fully Sprinklered	
<b>Appeal Involves:</b> Alteration of an existing structure <b>LUR or Permit Application No.:</b> 22-126563-ET	
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Hospital

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 2021 OESC 110.26(E)(1) Referenced: 2019 OMSC 102.5, 2019 OMSC 102.6

**Requires** 2021 OESC 110.26(E) (1) Indoor

Indoor installations shall comply with 110.26(E)(1)(a) through (E)(1)(d).

(a) Dedicated Electrical Space. The space equal to the width and depth of the equipment and extending from the floor to a height of 1.8 m (6 ft) above the equipment or to the structural ceiling, whichever is lower, shall be dedicated to the electrical installation. No piping, ducts, leak protection apparatus, or other equipment foreign to the electrical installation shall be located in this zone.

Exception: Suspended ceilings with removable panels shall be permitted within the 1.8-m (6-ft) zone.

(b) Foreign Systems. The area above the dedicated space required by 110.26(E)(1)(a) shall be permitted to contain foreign systems, provided protection is installed to avoid damage to the electrical equipment from condensation, leaks, or breaks in such foreign systems.

(c) Sprinkler Protection. Sprinkler protection shall be permitted for the dedicated space where the piping complies with this section.

2019 OMSC 102.5 does not require the removal, alteration, or abandonment of, nor prevent the continue utilization and maintenance of, an existing mechanical system lawfully in existence at the time of the adoption of this code.

2019 OMSC 102.6 notes additions, alterations, renovations, or repairs to a mechanical system shall conform to that required to a new mechanical system without requiring the existing mechanical system to comply with all of the requirements of this code.

<b>Code Modification or Alternate Requested</b>	Existing piping will remain in place per OSMC 102.5 and 102.6. Structural sheet metal enclosures will be installed tight to structure, and it will enclose the existing HVAC and fire protection piping sections located directly above the electrical gear.
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<b>Proposed Design</b>	<p>The new electrical room is cooled by a number of new chilled water fan coil units. All new chilled water piping and condensate piping is not routed above the electrical gear, and as such is in compliance with the above listed code sections.</p> <p>The existing chilled water pipes cross over emergency electrical switchgear to serve the new chilled water piping. As stated above, new chilled water piping is routed around all other electrical gear (not crossing over gear).</p> <p>The existing fire protection water pipes were left in place but cross over electrical gear. The fire protection pipes serve the electrical rooms and provide full coverage as required by NFPA 13.</p> <p>Existing piping will remain in place per OSMC 102.5 and 102.6. Structural sheet metal enclosures will be installed tight to structure, and it will enclose the existing HVAC and fire protection piping sections located directly above the electrical gear. The sheet metal enclosures will be sealed watertight. A site glass will be provided to check for leaks and a drainpipe with isolation valve and threaded connection for a temporary hose in the event of a leak.</p> <p>In addition to sheet metal enclosures, chilled water piping will be pressure tested. Continuous insulation with vapor barrier will be applied to chilled water pipes. As designed and installed, the piping system will prevent damage to newly installed electrical gear. The installation of sheet metal enclosures will leave plenty of room to run any future conduits.</p>
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<b>Reason for alternative</b>	<p>OHSU has extensive existing systems, and space for new utilities is extremely limited. Rerouting existing utilities that serve the intended installation space is not feasible due to the congestion of existing utilities in the area and the critical nature of the medical and research facilities that they serve. Design team believes the proposed installation meets the intent of the code to prevent water damage and allow for conduit entry and exit from the switchboard.</p> <p>Existing chilled water piping is not impeding space to service the equipment or for future conduit installation. To prevent water damage the chilled water piping is soldered or brazed and is effectively a continuous system. No screwed fittings, press fittings, or other similar fittings are allowed. Piping is tested at 150PSI to confirm the system is leak free before operation; this test pressure is approximately four times higher than the normal operating pressure of chilled water system. The chilled water piping is insulated and provided with a vapor barrier to prevent condensation. In addition, sheet metal enclosures will be installed as secondary protection to the new electrical equipment (please refer to included sketches).</p> <p>All new chilled water piping and condensate piping is not routed above the electrical gear. New fan coil units will have condensate pipes routed to floor drains. All condensate piping is soldered copper and is a continuous system. No screwed fitting, press fittings, or other similar fittings are allowed. Condensate piping will not be routed above any electrical equipment. Piping will be tested to 150PSI to confirm the system is leak free before operation (condensate has no operating pressure).</p> <p>Fire sprinkler piping only serves the space and is required to provide coverage per NFPA 13. A structural sheet metal enclosure will be installed in any location where the existing piping crosses above the new electrical gear (please refer to included sketches).</p>
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## APPEAL DECISION

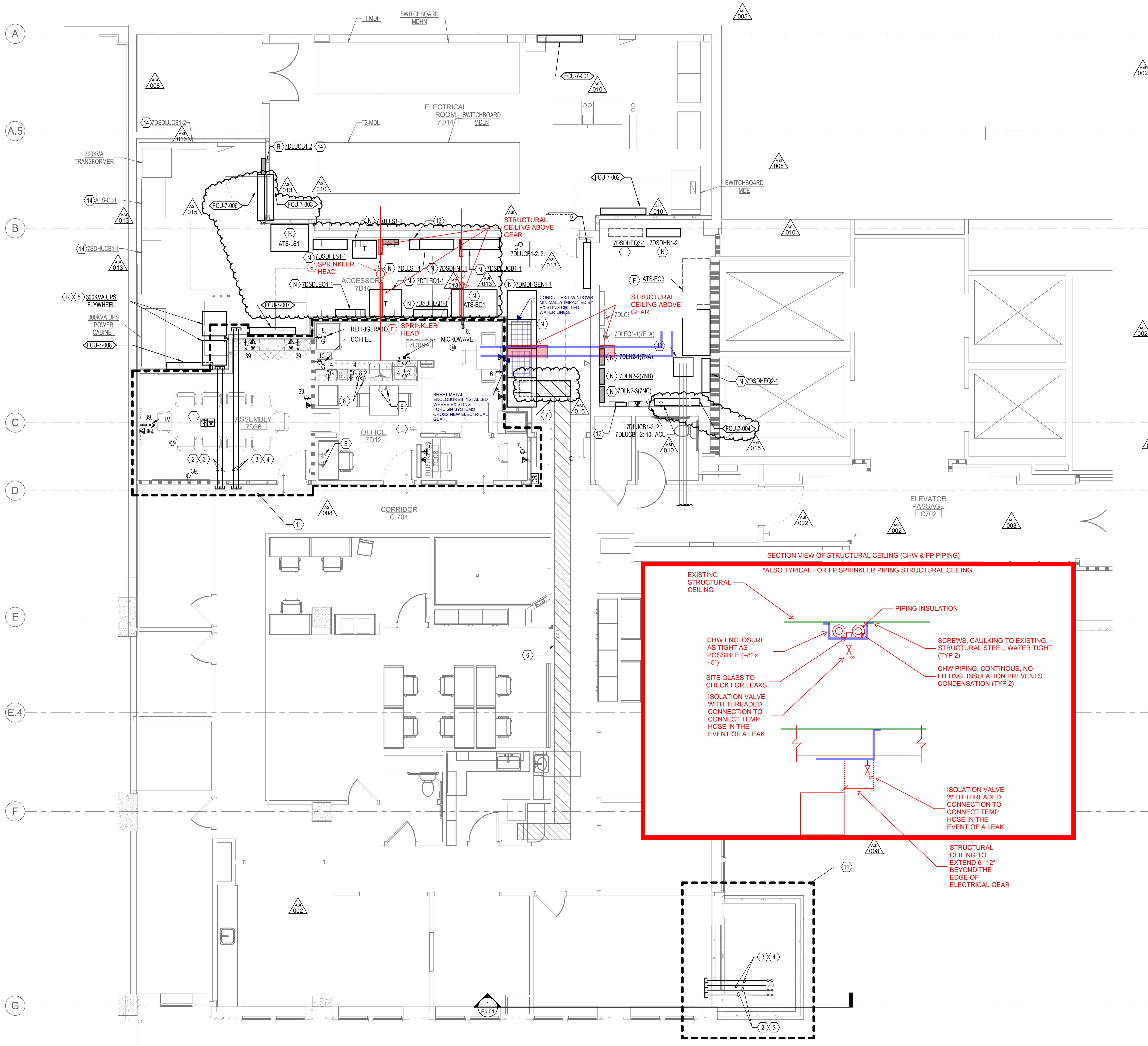
**Existing piping to remain within electrical room: Granted as proposed.**

The Administrative Appeal Board finds that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to [www.portlandoregon.gov/bds/appealsinfo](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

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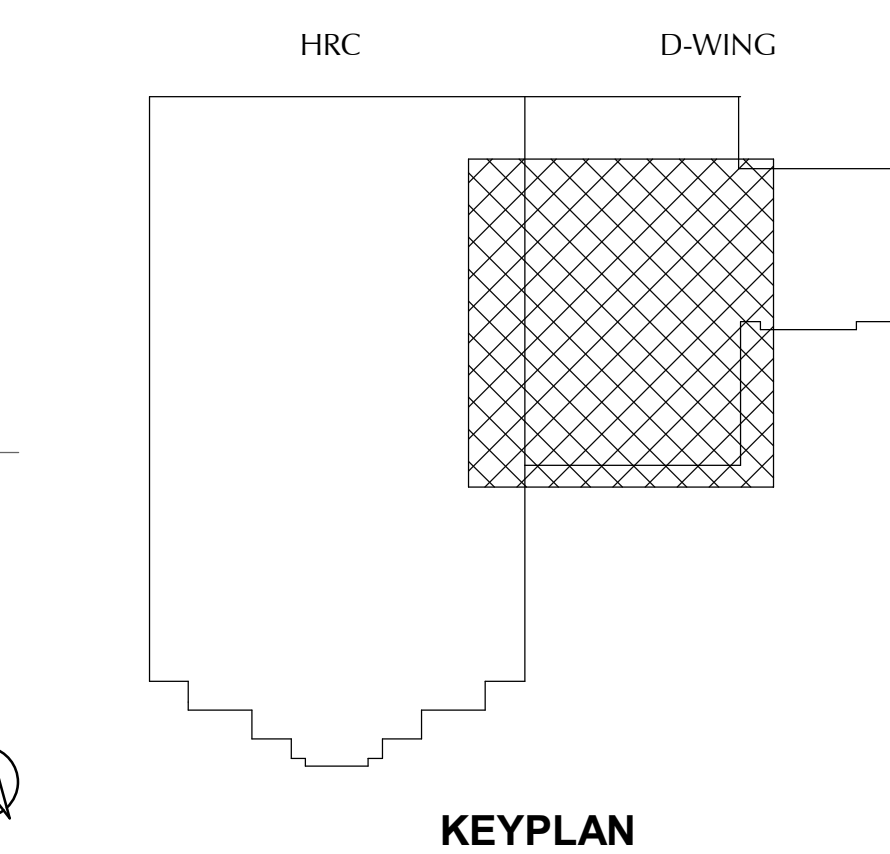


#### GENERAL NOTES:

- ALL EQUIPMENT EXISTING TO REMAIN UNLESS OTHERWISE SPECIFIED.
- COORDINATE ALL DEVICE LOCATION AND HEIGHTS WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN.
- ALL COMMUNICATIONS CONDUITS SHALL BE PURPLE IN COLOR PER OHSU ITG STANDARDS.
- MODIFICATIONS TO FIRE ALARM SYSTEM SHALL BE DESIGN BUILD SCOPE. PROVIDE DEFERRED SUBMITTAL OF FINAL DESIGN AND LAYOUT PER SPECIFICATION 283000.
- NORMAL BRANCH CIRCUIT NUMBERS SHOWN REFERENCE PANEL 7DLN2-3' UNLESS NOTED OTHERWISE.
- SCOPE OF WORK ON THIS SHEET BY ELECTRICAL CONTRACTOR SHALL BE DIRECT FOR OWNER UNLESS SPECIFIED OTHERWISE.

#### NOTES:

- PROVIDE A FIRE RATE POKE-THRU FLOORBOX FOR POWER, DATA AND AV BENEATH THE CONFERENCE ROOM TABLE. INSTALL A 3/4" C FOR POWER AND 1-1/2" C FOR DATA/AV ROUTED THROUGH THE FLOOR BELOW AND UP TO THE BACKBOXES BEHIND THE TV. THE EXACT FLOORBOX LOCATION SHALL BE COORDINATED WITH THE ARCHITECT.
- PROVIDE (2) 2-1/2" AND (2) 3" SPARE CONDUITS FOR FUTURE SECOND FLOOR PROVISIONS AT TWO LOCATIONS. FROM ELECTRICAL ROOM 7D14 TO CORRIDOR AND NEW EXTERIOR SHAFT TO 7D27.
- PROVIDE A PULLBOX IN THE SHAFT ACCESSIBLE FROM THE SIXTH FLOOR TO ALLOW FOR THE INSTALLATION OF FUTURE VERTICAL CONDUCTOR SUPPORTS.
- PROVIDE (2) 2-1/2" AND (2) 3" SPARE CONDUITS FOR FUTURE TENTH FLOOR MECHANICAL PENTHOUSE PROVISIONS AT TWO LOCATIONS. FROM ELECTRICAL ROOM 7D14 TO CORRIDOR AND NEW EXTERIOR SHAFT TO 7D27.
- RELOCATE UPS FLYWHEELS TO INDICATED LOCATION. RECONNECT COMPLETE TO EXISTING 300KVA UPS UNIT. THIS SCOPE OF WORK IS BEING PERFORMED DIRECT FOR THE OWNER UNDER A SEPARATE CONTRACT.
- EXISTING 2500 AMP EMERGENCY GENERATOR BUS DUCT.
- INTERCEPT EXISTING BUS DUCT AND EXTEND INTO NEW EMERGENCY SWITCHBOARD IN PARALLEL WITH SWITCHBOARD MDE. COORDINATE SHUTDOWN WORK WITH OHSU FACILITIES. THIS SCOPE OF WORK IS BEING PERFORMED DIRECT FOR THE OWNER UNDER A SEPARATE CONTRACT.
- PROVIDE BLANK FRONT REMOTE GFCI DEVICE ABOVE COUNTER FOR INACCESSIBLE RECEPTACLES.
- PROVIDE 120V CONNECTION TO DOOR OPERATOR MOTOR. CONNECT COMPLETE WITH CARD READER AND INTERIOR PUSH BUTTON.
- INTERCEPT EXISTING E02 FEED WITH A TAP CAN AND PROVIDE FEEDER TO NEW E02 ATS LOCATION. COORDINATE SHUTDOWN WORK WITH OHSU FACILITIES.
- ELECTRICAL CONTRACTOR SCOPE IDENTIFIED HEREIN SHALL BE PERFORMED UNDER GENERAL CONTRACTOR.
- RELOCATED AND CONSOLIDATED CONTROLS PANEL.
- PROVIDE 12" GUTTER TO ACCOMMODATE NEW FEEDER INSTALLATION.
- RENAME EXISTING EQUIPMENT AS INDICATED. PROVIDE NEW NAMEPLATE PER OHSU STANDARDS INCLUDING OLD PANEL/EQUIPMENT NAME IN PARENTHESES BELOW THE NEW PANEL NAME.



KEYPLAN



Revision	Date
ASI 002	July 22, 2019
ASI 003	Jan 27, 2020
ASI 005	Mar 26, 2020
ASI 008	July 26, 2021
ASI 010	Dec 17, 2021
ASI 013	Feb 11, 2022
ASI 015	Apr 18, 2022

May 17 2019 - BID/PERMIT SET