



## ST. TAMMANY PARISH

FACILITIES MANAGEMENT

P. O. Box 628

COVINGTON, LA 70434

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*Kevin Davis*

*Parish President*

June 16, 2010

City of Slidell  
Department of Building Safety  
P.O Box 828  
Slidell, LA 70459

To Whom It May Concern:

During the meeting held at the Towers Bldg at 520 Old Spanish Trail the City Mechanical inspector expressed concern about the ability to maintain the VAV units located within the office area spaces. He stated that it is not a code issue or violation; however that future maintenance would be difficult.

The Parish is aware of the situation and has addressed this concern with our HVAC maintenance contractor. We appreciate the City's concern and relieve them from any future consequents regarding this matter.

If you have any questions you can reach me at 985-898-2792 or email me at davidk@stpgov.org.

Thank you,

David Koppenol  
Asst. Director of Facilities Management

# DAMMON ENGINEERING, INC.

dammonengineering.com

**ARCHITECTS**

**ENGINEERS**

**CONSULTING**

**DESIGN**

**STUDIES**

**EXPERT WITNESS**

1095 Florida Ave.  
Slidell, LA 70458

P.O. Box 2830  
Slidell, LA 70459

985-649-5832  
FAX 985-641-5950

June 30, 2010

Landmark Construction  
Attn: Mr. Jim McGuire  
520 Old Spanish Trail  
Slidell, Louisiana

RE: Service Location

Gentlemen:

We are writing this letter to respond to Item Nos. 1 and 8 in the Minutes of City Inspection Walk Through (Electrical) that occurred on 6/11/10, regarding service location and shunt trip breaker.

Attached, see a blow up of the detail of the service location, as submitted to and reviewed by the Fire Marshal.

Also, see Mr. Pete's comments on the installation.

Sincerely,

Robert L. Wiltse, Chief Architect  
Dammon Engineering, Inc.

When we moved the main transformer to the pole on Old Spanish Trail, the contractor also put the telephone conduits and the power conduit for the fire pump to that pole. He installed the 800 amp breaker at the entrance to the building as a disconnect means and didn't install the main breaker in "MDP," or the shunt trip device would have tripped the breaker from the outside. This was an approved change (no cost).

"The innerduct conduits have not been run to the pole in the parking lot."

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Landmark Construction  
Attn: Mr. Jim McGuire  
520 Old Spanish Trail  
Slidell, Louisiana

RE: Transformers in Mechanical Rooms

Gentlemen:

We are writing this letter to respond to Item No. 2 in the Minutes of City Inspection Walk Through (Electrical) that occurred on 6/11/10, regarding location of transformers in Mechanical Rooms.

Attached, see a blow up of the detail of a typical Mechanical Room (third floor shown) showing the transformer, as submitted to and reviewed by the Fire Marshal. Please note that the project was submitted as a renovation and the existing transformers were located similarly.

Also, see transformer cut sheets and Mr. Pete's calculations regarding heat output of transformers. He concludes the heat is not significant.

Sincerely,

Robert L. Wiltse, Chief Architect  
Dammon Engineering, Inc.

Mr. Walker is also saying that electrical panels, transformers can't be in the Mechanical Room. We told him that this is an existing building and renovated as existing.

#### Average heat gain in Mechanical Room

37.5 KVA Transformer

SQD CAT # EE 37.53H

Efficiency 98.2% @ average load over 24 hrs.

Conforms to NEMA TP-1 2002 and CSA CB 02.2

Average load for 24 hrs 35% x 37.5 KVA – 11.25

11.25 KW @ (100-98.2)% =  $11.25 \times 1.8 = 20.25$  KW

Heat gain in room for 24 hour period

$20.25 \text{ KW} \times 3413 \text{ BTU} = 69,113 \text{ BTU}/24 \text{ hr} = 2,879 \text{ BTU/hr}$

Say 3,000 BTU/hr

(Cut sheet enclosed)

Not enough heat to worry about, since it will dump into R/A plenum

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Landmark Construction  
Attn: Mr. Jim McGuire  
520 Old Spanish Trail  
Slidell, Louisiana

RE: Suitability of PVC Pipe for chilled water risers

Gentlemen:

We are writing this letter to respond to Item No. 1 in the Minutes of City Inspection Walk Through (Mechanical) that occurred on 6/11/10, regarding use of Schedule 80 PVC pipe for chilled water lines.

Mr. Pete discussed this issue with Mr. Walker, mechanical inspector, for the City of Slidell.

Mr. Walker said if the factory that made the pipe approves it for this use (chilled water – six floors) it is OK. Star Services needs to contact the manufacturer and get written proof of this for the City of Slidell.

Sincerely,

Robert L. Wiltse, Chief Architect  
Dammon Engineering, Inc.

# Minutes of City Inspectors Courtesy Walk Through

Meeting Date: 6/11/10

PROJECT: Saint Tammany Parrish Administrative Building

Date Distributed: 6/24/10

## General Comments

The City Inspector Mr. Walker asked if Landmark had received a copy of the minutes of the meeting held called by Dammon on Wednesday 6/9/10.

The City expressed concern that there were no approved Mechanical drawings on site. Landmark indicated that they had been requested but not yet provided by the Project Designer. It is assumed that the Architect has those drawings and Landmark offered to call Dammon and request that they make the drawing available for the meeting.

**The Shop Drawings from Star Services are the official drawings.**

Mr. Walker called his manager and was instructed to proceed with the review of the work without the approved plans in hand addressing those things that appeared not to comply with code.

Mr. Walker recommended that this meeting be held again with the approved documents in the near future. Landmark indicated that would be their intention also.

**OK Star Services shop drawings with Star Services Engineer.**

## Building Review

The following is a list of items of concern that were discussed during the job walk:

1. The City indicated that he had never seen PVC used in a building above the third floor. He called his office and had someone check the code and he also did not see anything in the code that allows its use.

Mr. Hohenschutz indicated that schedule 80 PVC pipe allowed by the 2006 International Mechanical Code and was specified in their bid proposal to be used for chilled water lines.

**City was contacted by Natco for this approval and was approved.**

**Contractor responsibility**

2. Mr. Walker stated testing of hydronic piping must be performed in accordance with the 2006 International Building Code Section 1208.1 General Testing.

**Contractor responsibility**

3. Chill water piping shall not be insulated prior to testing.

**Contractor responsibility**

4. CPVC plastic pipe or fittings shall be solvent cemented or thread joints conforming to Section 1203.3.

**Contractor responsibility**

5. Penetrations shall be in accordance with 2006 International Mechanical Code Section 1206A Pipe Penetrations.

**Contractor responsibility**

6. The City stated that since the building had set idle for so long, the chilled water piping

pressure test would need to be repeated.

### Contractor responsibility

7. Mr. Walker said the elevator shafts need to be ventilated with fire dampers on the lower louvers.

Dammon Engineering to investigate ventilation requirement for elevator shaft.

8. The City indicated we need to install drain line float shutdown switches in the air handler primary' drain lines. Star agreed to do this, indicating it to be with in their scope of work.

### Contractor responsibility (Star Services)

6. I reviewing the hydraulic elevator electrical room it was noted that it needs to have proper cooling and ventilation.

### Contractor responsibility/See Star Services Drawings

7. Mr. Walker state the Janitor closets need ventilation.

Dammon Engineering to investigate need for ventilation of janitor closets

8. The City indicated that there should be room to remove the coils from the air handler / coil from the mechanical room without removing walls. He said he would accept a letter from the Parish waiving this requirement.

### Bruce to write letter.

9. Mr. Walker stated that he was not sure the electrical transformers in the mechanical rooms were allowable as installed and he would have to defer to the Electrical Inspector.

Check out for heat load by Dammon. Not enough to worry about. The electrical inspector had previously said that he didn't have a problem.

10. Mr. Walker stated the air handling units need smoke detectors.

### Contractor responsibility (Fire Alarm contractor).

-End of Meeting Minutes -

### Comments by EGD

# Minutes of City Inspectors Courtesy Walk Through

Meeting Date: 6/21/10

**PROJECT:** Saint Tammany Parrish Administrative Building

Date Distributed: 6/22/10

## General Comments

### Building Review

The following is a list items of concern that were discussed during the job walk:

1. First Floor Toilets remove 4X2 combo that catches water heater pan, move 2" line to the wall where the two main lines receives water, and put P-traps with a 1" air gap.
2. Change Double T's that run to the urinals.
3. Remove all plastic stub-outs on the entire building and replace it with copper, lug ear female elbows.
4. Remove two 45 degrees on p-traps for floor drains on the traps on all floors. Install straight PVC piping.
5. Install 4" PVC waste line in mechanical room, cut a hole in the brick wall, hang and install waste line (drain) with a 3" p-trap on the second floor.
6. Replace plastic shut off valves.

-End of Meeting Minutes-

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## Dammon's Notes:

All Items (Nos. 1 through 6) Are Contractor's Responsibility.

## Comments by EGD

# Minutes of City Inspectors Courtesy Walk Through

Meeting Date: 6/11/10

PROJECT: Saint Tammany Parrish Administrative Building

Date Distributed: 6/24/10

## General Comments

### Building Review

The following is a list of items of concern that were discussed during the job walk:

1. The service location is presently at the first floor level. Please provide documents showing this is the approved location.

We have drawing showing existing configuration marked as E12B.

2. Transformers are presently in the path of the return air of the HVAC units. Please provide a drawing that reflects this as the approved design.

See calculations on average heat load. Transformer units are in the mechanical room. Checked the heat load and they are OK. They are not in direct return air flow.

3. Ductwork in some locations is resting on the top of light fixtures. Please the maintain minimum clearance of "Yz".

Contractor responsibility – relocate either duct or fixture or provide separator for ½"

4. Provide approved trapeze supports for lighting hung below the duct work.

Contractor responsibility

5. VAV boxes to have switches not more than 3 feet from the unit.

Contractor responsibility

Correct this (if this is code requirement)

6. Emergency lighting to have battery backup.

Contractor responsibility

Drawings all call for battery backup.

7. Exterior lighting at the Fire Towers to have battery backup.

Contractor responsibility

Exterior fixture for stair towers has battery backup.

8. Shunt trip is not presently installed but is required.

No. Not required.

Shunt trip is no longer in the design – see E12B

9. MOP is shown on the second floor but installed on the first. Provide drawings showing the approved location.

Not so.

All drawings show MDP on second floor in mechanical room, where it is, room 213.

-End of Meeting Minutes -

NOTE:When we moved the main transformer to the pole on Old Spanish Trail, the contractor also put the telephone conduits and the power conduit for the fire pump to the pole. He installed the 800 amp breaker at the entrance to the building as a disconnect means and didn't install the main breaker in "MDP." The shunt trip device that would have tripped the breaker from the outside was no longer needed. This was an approved change (no cost).

"The innerduct conduits have not been run to the pole in the parking lot."

Drawing E1-A & E12-B reflect the as built condition.

Comments by EGD.