

Mechanical News

May 2013

Questions from contractors

Question: If I install a auxiliary drain pan under a unit does the unit or duct have to be raised above the top of the pan ?

Answer : **307.2.3.2 Appliance, equipment and insulation in pans.** Where appliances, equipment or insulation are subject to water damage when auxiliary drain pans fill, that portion of the appliance, equipment and insulation shall be installed above the rim of the pan. Supports located inside of the pan to support the appliance or equipment shall be water resistant and approved.

Question : What is the proper gauge of a sheet metal auxiliary pan ?

Answer : **24 Gauge. 307.2.3 Auxiliary and secondary drain systems.** In addition to the requirements of Section 307.2.1, where damage to any building components could occur as a result of overflow from the equipment primary condensate removal system, one of the following auxiliary protection methods shall be provided for each cooling coil or fuel-fired appliance that produces condensate:

1. An auxiliary drain pan with a separate drain shall be provided under the coils on which condensation will occur. The auxiliary pan drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The pan shall have a minimum depth of 1 1/2 inches (38 mm), shall not be less than 3 inches (76 mm) larger than the unit or the coil dimensions in width and length and shall be constructed of corrosion-resistant material. **Galvanized sheet steel pans shall have a minimum thickness of not less than 0.0236 inch (0.6010 mm) (No. 24 gage).** Nonmetallic pans shall have a minimum thickness of not less than 0.0625 inch (1.6 mm).

Question : Am I required to complete a air and hydronic system balance on commercial projects ?

Answer : Yes see the following code sections from **2012 NCECC.**

503.2.9.1 System balancing. All HVAC systems shall be balanced by contractor. Test and balance activities shall include the following items:

503.2.9.1.1 Air systems balancing. Each supply air outlet and zone terminal device shall be equipped with means for air balancing in accordance with the requirements of Chapter 6 of the North Carolina Mechanical Code. Discharge dampers are prohibited on constant volume fans and variable volume fans with motors 10 hp (7.5 kW) and larger.

Exception: Fan with fan motors of 1 hp or less.

503.2.9.1.2 Hydronic systems balancing. Individual hydronic heating and cooling coils shall be equipped with means for balancing and pressure test connections. Hydronic systems shall be balanced in a manner to first minimize throttling losses, then the pump impeller shall be trimmed or pump speed shall be adjusted to meet design flow conditions. Each hydronic system shall have either the ability to measure pressure across the pump, or test ports at each side of each pump.

Exceptions:

1. Pumps with pump motors of 5 hp or less.
2. When throttling of an individual pump results in no greater than 5% of the nameplate horsepower draw above that required if the impeller were trimmed.

Department changes

The city has made some changes to our credit card purchasing policy that will include permit purchasing. Effective September 4th 2012 credit card purchases are now limited to a \$5.00 minimum per transaction. The maximum number of transactions is 10 transactions in any 30 day period and a maximum of \$2,500 total in any 30 day period. If you are a contractor who regularly purchase permits and pay fees with a credit card please make note of these changes and make arrangements if needed so we can still help provide the best possible service to you and your company.

Permit information

Please provide us with accurate permit information including contact information, cross streets and description of work . There are fields on the permit application for all of this information to be provided. By completing all of the appropriate information we can operate more efficiently and help get your job completed quicker. If you should need assistance on completing any of this information please contact me and I will help walk you through the process or go over it with your office staff..

AM /PM Inspections

When you request an inspection there is an option of selecting AM or PM inspection request. This selection is **only for Building inspections of footings or concrete inspections**, it is not for normal routine inspections . If you have a no heat or an emergency please let us know and we will get you on the front of our list.

Contact information

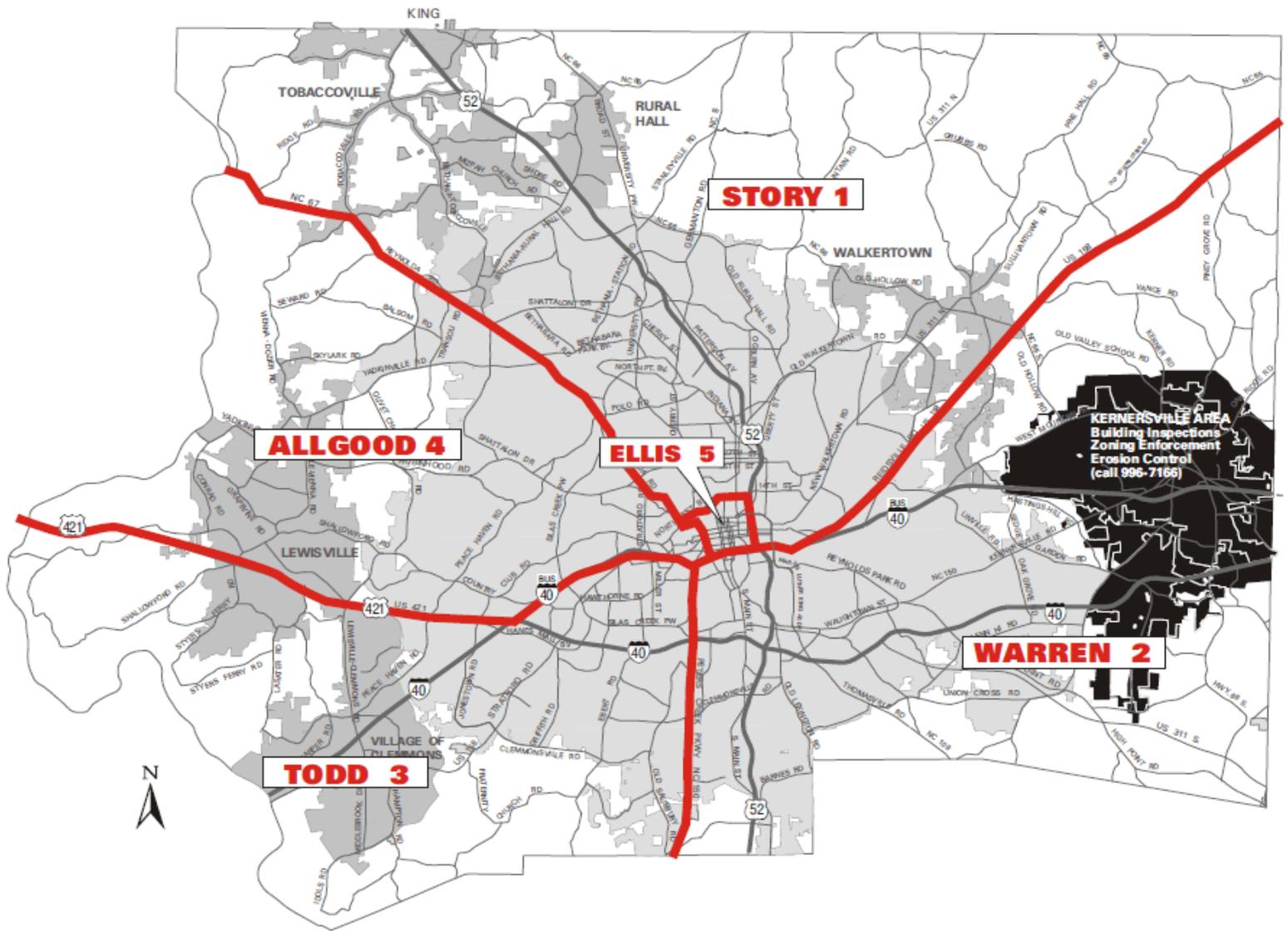
If you have a occupied dwelling that needs an inspection, please leave us the contact information on the permit and let the owners or tenants know that we will be contacting them to make arrangements to gain access to perform your inspection . Please Do not tell them when we will be there to do the inspection .You can let them know that you have your inspection scheduled and that we will contact them.

Thank you

**If you wish to have your questions included in our monthly newsletter,
Please send to alexe@cityofws.org Alex Ellis Senior Mechanical Inspector 336-727-2382**

CITY OF WINSTON-SALEM Mayor: Allen Joines City Council: Vivian H. Burke, Mayor Pro Tempore, Northeast Ward;
Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; Molly Leight, South Ward; Wanda Merschel,
Northwest Ward; Derwin L. Montgomery, East Ward; James Taylor, Jr., Southeast Ward City Manager: Lee Garrity
FORSYTH COUNTY COMMISSIONERS David R. Plyler, Chairman; Debra Conrad, Vice Chair; Beaufort O. Bailey; Ted Kaplan;
Richard V. Linville; Walter Marshall; Gloria D. Whisenhunt County Manager: Dudley Watts, Jr.





Mechanical/Heating Inspector's Work Areas

MECH. / HEATING INSPECTORS	Work Area	Office Phone	Nextel Mobile	Nextel Direct Connect
Alex Ellis (Supr.)	5	747-7462	462-7501	150*1129*30
Jim Story	1	748-3098	462-7498	150*1129*27
Wade Warren	2	734-1394	462-7502	150*1129*31
Shawn Todd	3	727-2387	462-7499	150*1129*28
Troy Allgood	4	747-7431	462-7489	150*1129*18