



Government of the District of Columbia
**Advisory Neighborhood
Commission 6C**

January 26, 2021

Anthony J. Hood
Chair
Zoning Commission
of the District of Columbia
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: ZC 14-13E (Text Amendment, Penthouses and Rooftop Structures)

Dear Chairman Hood:

We write to provide the supplemental information requested at last week's hearing.

As discussed then and in our initial written submission, we recommend that the Commission consider creating a narrow exception from the screening-wall requirement, under proposed section C-1503.1, for an individual piece of rooftop mechanical equipment with a symmetrical outer enclosure. Such an exception might include language requiring any attached cables, conduit, or ductwork not to rise a certain height above the base of the mechanical unit.

Attached are photographs, either from installed units or from the manufacturer's website, illustrating the types of equipment we have in mind. Typical of this type of unit are heat pumps designed for smaller residential dwellings, although even larger commercial units may have the same compact profile. Also included is a massing model showing a larger unit with and without screening walls, as well an annotated manufacturer's data sheet showing minimum and recommended clearances for enclosures.

Thank you for giving great weight to the views of ANC 6C.

Sincerely,

Mark Eckenwiler
Vice-Chair, ANC 6C
(as authorized representative)

Attachments









Massing Model of Screened and Unscreened Commercial Unit

- The unit may be installed directly on wood floors or on Class A, Class B, or Class C roof covering material.
- To avoid possible personal injury, a safe, flat surface for service personnel should be provided.
- As indicated on the unit data plate, a minimum clearance of 36" to any combustible material is required on the furnace access side of the unit. All combustible materials must be kept out of this area.
- This 36" clearance must also be maintained to insure proper combustion air and flue gas flow. The combustion air intake and furnace flue discharge must not be blocked for any reason, including blockage by snow.
- Adequate clearances from the furnace flue discharge to any adjacent public walkways, adjacent buildings, building openings or openable windows must be maintained in accordance with the latest edition of the National Fuel Gas Code (ANSI Z223.1)
- Minimum horizontal clearance of 48" from the furnace flue discharge to any electric meters, gas meters, regulators and relief equipment is required.

mounting the package unit. Our full perimeter curbs include duct connection frames to be assembled with the curb. Cantilevered type curbs are not available from the factory.

- Curb insulation, cant strips, flashing and general roofing material are furnished by the contractor.

The curbs must be supported on parallel sides by roof members. The roof members must not penetrate supply and return duct opening areas as damage to the unit might occur.

NOTE: The unit and curb accessories are designed to allow vertical duct installation before unit placement. Duct installation after unit placement is not recommended.

CAUTION

ALL CURBS LOOK SIMILAR. TO AVOID INCORRECT CURB POSITIONING, CHECK JOB PLANS CAREFULLY AND VERIFY MARKINGS ON CURB ASSEMBLY. INSTRUCTIONS MAY VARY IN CURB STYLES AND SUPERCEDE INFORMATION SHOWN.

See the manual shipped with the roof curb for assembly and installation instructions.

UNIT PRECAUTIONS

- Do not stand or walk on the unit.
- Do not drill holes anywhere in panels or in the base frame of the unit except where indicated. Unit access panels provide structural support.
- Do not remove any access panels until unit has been installed on roof curb or field supplied structure.
- Do not roll unit across finished roof without prior approval of owner or architect.
- Do not skid or slide on any surface as this may damage unit base. The unit must be stored on a flat, level surface. Protect the condenser coil because it is easily damaged.

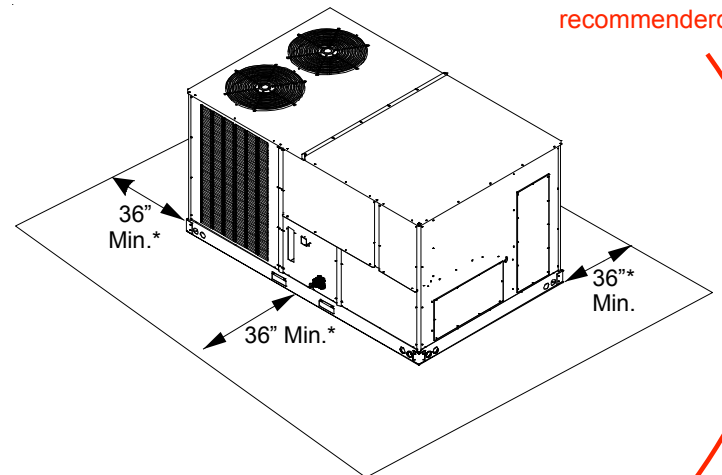
ROOF CURB INSTALLATIONS ONLY:

Curb installations must comply with local codes and should be done in accordance with the established guidelines of the National Roofing Contractors Association.

Proper unit installation requires that the roof curb be firmly and permanently attached to the roof structure. Check for adequate fastening method prior to setting the unit on the curb.

Full perimeter roof curbs are available from the factory and are shipped unassembled. Field assembly, squaring, leveling and mounting on the roof structure are the responsibility of the installing contractor. All required hardware necessary for the assembly of the sheet metal curb is included in the curb accessory.

CLEARANCES



Note - 36" is minimum and not recommended.

*In situations that have multiple units, a 48" minimum clearance is required between the condenser coils.

UNIT CLEARANCES

Adequate clearance around the unit should be kept for safety, service, maintenance, and proper unit operation. A total clearance of 75" on the main control panel side of the unit is recommended to facilitate possible fan shaft, coil, electric heat and gas furnace removal. A clearance of 48" is recommended on all other sides of the unit to facilitate possible compressor removal, to allow service access and to insure proper ventilation and condenser air-flow. The unit must not be installed beneath any obstruction. The unit should be installed remote from all building exhausts to inhibit ingestion of exhaust air into the unit fresh air intake.

NOTE: If the 48" minimum is used on the control panel side of a DCG unit, a flue extension (MF# 220-GX-02) needs to be installed to prevent flue gas recirculation.

WARNING

TO PREVENT POSSIBLE EQUIPMENT DAMAGE, PROPERTY DAMAGE, PERSONAL INJURY OR DEATH, THE FOLLOWING BULLET POINTS MUST BE OBSERVED WHEN INSTALLING THE UNIT.

- Sufficient structural support must be determined prior to locating and mounting the curb and package unit.
- Ductwork must be constructed using industry guidelines. The duct work must be placed into the roof curb before