



CONDOMINIUM SUFFERS BLOWN ELECTRICAL PANEL



LOSS DETAILS

Nature of Business:	Condominium Apartment Building
Type of Equipment:	Electrical panel for air conditioning unit
Age of Equipment:	3 months old
Final Loss Settlement Amount:	\$14,950.52

At approximately 7:00 p.m. the building superintendent of a condominium apartment building discovered that a power failure had shut down all equipment in the mechanical room. An electrical contractor was called and proceeded to replace a blown 400 Amp fuse. The contractor then restored power without first determining the cause of the blown fuse. Upon switching on the 400 Amp breaker which controlled the power supply to the air conditioning unit, a small explosion resulted, completely destroying the panel.

The control panel had not been fitted with a moisture barrier and was not of weather proof construction. Moisture accumulation, combined with insulation deterioration between the penthouse distribution panel and the chiller control switch are the suspected causes of the loss.