

Electrical

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2025 Electrical rehab consultation notes

There are ongoing known electrical issues that leaseholders would like to see taken care of during the Woodbine/RC transition period.

Let's collect issues here, and move forward.

Crisis issues

- Numerous outlets without grounds, reversed polarity, loose contacts, etc
- Outlet falling off wall behind fridges.

Easy practical upgrades

Upgrades that seem easy or affordable, to be possibly bundled into crisis repair. Ease and cost will be partly guesses until such time as we get a quote and fuller plan.

- Mount 3-switch covered box with lighted switches for frig control.
- New outlet for the lowboy on a dedicated circuit. (may actually be difficult, probably not a crisis though extension cord not ideal like with the other fridges.)
- Gym: one outlet in the corner near the stereo will eliminate one extension cord. The A/C unit can be swapped to a 3' appliance cord. There is also a lamp in the deepest corner of the gym that is on an extension cord. Adding an outlet seems like a lot, not sure what the best solution is apart from properly securing the extension cord it is on to the wall.

Difficult practical upgrades

Upgrades that seem harder or more expensive, to be possibly bundled into crisis repair. Ease and cost will be partly guesses until such time as we get a quote and fuller plan.

- Replace glass fuse sub-panel.

Questions

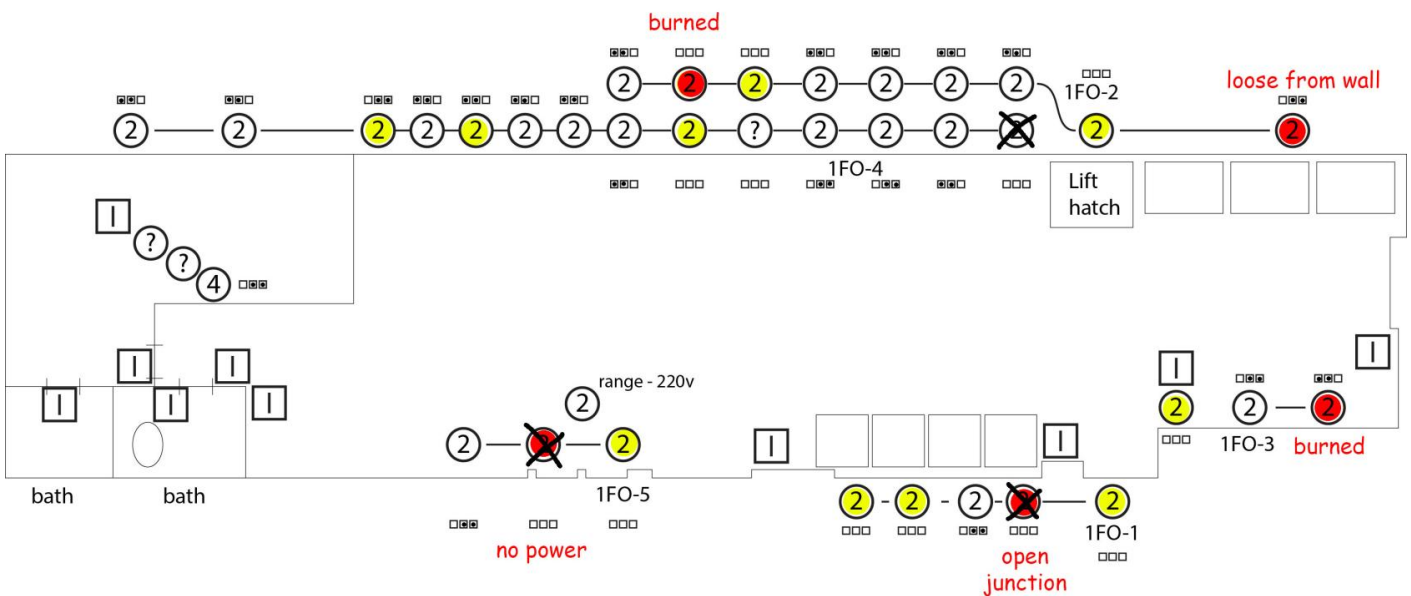
- Are we at the level where we could benefit from a load balancer?
- Is our fridge extension cord setup reasonable?
- Is the big electrical work recently done complete and done well? Any faults, code violations, or bad work?
- Better understanding of how gym fan is wired. (220v? are there 110 lines branched off of it?)
- Possible to have basement lights activated by panel at top of stairs be "dual control" such that if someone turns them off upstairs while people are still in basement, can be turned on in basement?

Reference material

Map of known 1st floor outlet faults:

	OPEN GROUND
	OPEN NEUTRAL
	OPEN HOT
	HOT/GRD REV
	HOT/NEU REV
	CORRECT

Yellow - ungrounded / loose ground



- ① single outlet
- ② double outlet
- ④ quad outlet
- ⑦ nonstandard outlet shape
- single switch
- □ double switch

- △ junction box
- 1FO-# 1st floor outlet #
- 1FO-4 1st floor outlet #4

2025 Electrical rehab plan

Big Ol' List

- Gain better understanding of power routing
 - 3 phase leg balance (if still relevant)
 - Panel -> sub panel routing (identify lines fed from glass sub-panel)
 - Examine three-phase lines running into space (gym fan, switch in center of main space), determine if they can be used to supply 110 lines, determine what 110 lines are already being branched from them.
- Replace worn outlets
 - Resolve faulty outlet issues (map below). Most faults may be resolved by replacing outlet, and the new ground from recent mains upgrade.
- Check for old failure-prone fabric wiring
- Ensure matching breaker/wire ratings.
- Properly re-route bx/armored cable runs (AC, stove) to avoid fire/steam pipes
- Create easier and more reliable/independent pantry frig power management via dedicated lines with clustered switching panel.
- Give kitchen generous dedicated power to avoid conflicts with other space usage, and ability to dependably run all fridges, and operate multiple appliances at once.
- Glass fuse panel
 - Replace glass fuses with breaker-fuses, map lines, label
 - Replace with breaker panel or breaker+splice box?
- Install additional breakers and stub lines to feed basement/basement rear? (110? 220?)
- Install Marks recommended lighting remote option (Lutron?) to create better switch placement for 1st floor light control.
 - Goal is a 2x 3 switch clusters, one set at front door, one set on frame of emergency exit.
- Swap 1st FL 2x4 panels for bi-color dimmable panels, free up existing 7 panels for basement use.

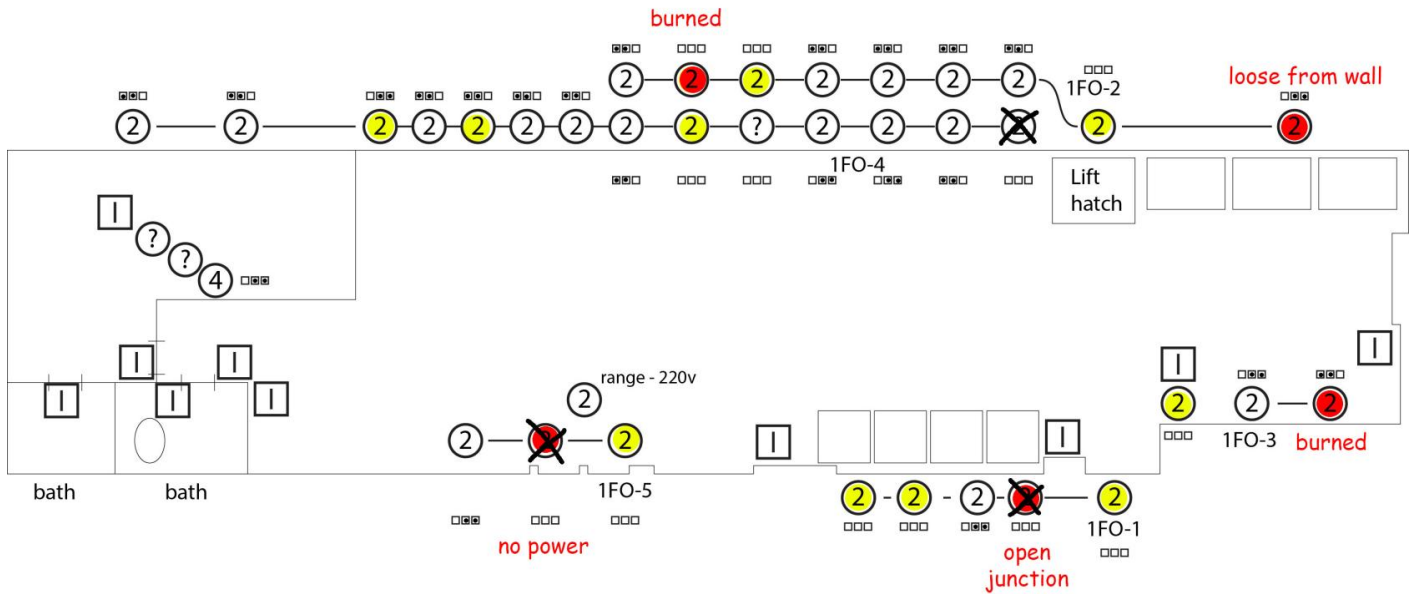
Maps (blank maps here)

Reference material

Map of known 1st floor outlet faults:

■	OPEN GROUND
■	OPEN NEUTRAL
■	OPEN HOT
■	HOT/GRD REV
■	HOT/NEU REV
■	CORRECT

● Yellow - ungrounded / loose ground



- ① single outlet
- ② double outlet
- ④ quad outlet
- ② nonstandard outlet shape
- 1 single switch
- 1 1 double switch

- △ junction box
- 1FO-# 1st floor outlet #
- 1FO-4 1st floor outlet #4