

# PROJECT RECAP



## EXPLOSION

## CONDO ASSOCIATION

**Expert Analysis / Cost Evaluation**

**Evaluated \$1M+ in Equipment for Repair vs. Replace**

### **Equipment Impacted:**

Electrical Panels, Transformers,  
Switchgear/Switchboard, Elevators, Lighting,  
HVAC, Pool Equipment, Building

### **Situation:**

An arc flash in a condominium electrical room, caused by degraded power conductors, led to fire and sprinkler activation. Electrical equipment and two elevators were damaged by heat, water, explosion force, and smoke.

### **Results:**

ILC evaluated over \$1M in damaged equipment resulting from the power surge, the force of the explosion, fire, heat, and water used to extinguish the fire. All components in the electrical room were considered a total loss, requiring replacement or repairs.

### **Value-Driven Solutions:**

- **Severe Electrical Damage:** The building could not be re-energized due to extensive damage to all electrical feeds and control panels.
- **Temporary Power Solutions:** Rental generators were brought in to support elevator inspections, temporary repairs, and air conditioning.
- **OEM Assessment:** The OEM confirmed the switchboard and switchgear were repairable and did not require replacement.
- **Cost Allocation Challenges:** Vendors had to provide itemized, detailed cost breakdowns by location and damage type. Vague or generic descriptions were rejected.



**SUBMIT AN ASSIGNMENT:**

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