



**MOST INNOVATIVE DESIGN AWARD**  
Commercial / RENOVATION



**2023 WINNER**

**YORKTOWNE HOTEL**  
TAPESTRY COLLECTION

by Hilton™  
York, PA



LPI Member, Larson Lightning Protection, nominated BBEC, Inc for their collaboration on the Yorktowne Hotel.

*"Coordination, flexibility, and creativity were key to making this project a success."*

Larson Lightning Protection, Inc.

From historical structures to modern high rises, the design and implementation of a lightning protection system is a team effort. The LPI wants to recognize those individuals and firms who work with our LPI Members to successfully design and integrate lightning protection systems into commercial and residential structures.

**The LPI Most innovative Design Awards provide an opportunity to showcase these partnerships, as well as emphasize the importance of early collaboration on projects to be successful.**

The Yorktowne Hotel, located in York Pennsylvania, is a historically significant building that was first opened in 1925. The 14-story building was completely renovated to re-open as a luxury hotel with a rooftop restaurant and bar.



Members of the Larson Lightning Protection Team review the plans and specs.

Each project is different so a success starts with collaboration and consistent communication to ensure a successful project. Early discussions usually include outlining challenges, timelines, and specific considerations.

BBEC Electrical Contractors hired Larson Lightning Protection to collaborate on the design challenges, installation, and inspection of this historic hotel.

### **Project Challenges**

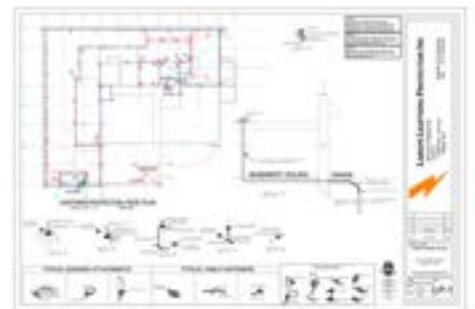
#### **Age of Building, Existing Hotel Design, Aesthetics**

The biggest challenges were the down conductors for this project. Placement of down conductors was complicated because of the age and design of the building. There was very little space in the ceiling and within the exterior walls, and we did not want to place down conductors externally to change the aesthetic of the historic building.

From the start, BBEC's project manager, Jeff Swope, established open communication. He reached out to Larson before demolition started in order to coordinate routes for down conductors. BBEC provided Larson with historic, architectural and structural drawings. Larson's President, Al Adelman, was in touch with LPI-IP to ensure that the design for conduit would pass code. From there, they worked with BBEC's superintendent Immanuel on a regular basis to ensure that as each floor was completed, Larson had a solution to run down conductors to the basement. BBEC installed several large junction boxes, making pulling conductors through 14 floors easier for the installers.



Above and Right: The conduits followed small "chases" from the top floor to the basement. There were multiple "pull boxes" on the path down to assist with pulling class 2 wire through all of the building floors. Once the conduits got to the basement, they were surface mounted to the interior of the exterior walls and a box was mounted to exit the building below grade.



*"This project was special in that we were working on renovations of a 100 year old Hotel with great historical value and history to the York Area. Many hours of design and lay-out to bring this building up to code and maintain the historical presents. It was truly a welcome challenge." Jeff Swope*



## Rooftop Aesthetics

...Designing and coordinating a lightning protection design around the rooftop bar and restaurant.



Larson wanted to limit the amount of wire that was exposed to maintain the ambiance of the outdoor dining. BBEC facilitated open communication between Larson and the paver company on the roof, so they could fish the wire in strategic locations.

To ensure proper function and execution to standards, a 3rd party inspection was utilized. The project passed the LPI-IP Inspection and now has a Master Installation Certificate.

**BBEC showed true partnership throughout this project. From the hiring of certified lightning protection experts to the constant communication. The collaboration and coordination of timing resulted in a successful project.**

*“Being the historic gem of the City, preserving the historical architecture of York’s ‘Community Hotel’ was central to all efforts during the design and restoration phases. The mix of historic and modern has been met with plaudits not just from the local community, but with our many national and international travelers who regularly call the Yorktowne their ‘home away from home’.”*

James Parker, Director of Sales and Marketing at the Yorktowne Hotel

For More Information on the LPI Award winners:

### **BBEC, Inc.**

Electrical Contractors  
Mechanicsburg, PA  
<https://www.bbecelectric.com/>

In collaboration with LPI Member

### **Larson Lightning Protection, Inc.**

Certified Lightning Protection Contractors  
Enola, PA  
<https://www.larsonlightning.com/>



*All photos courtesy of Larson Lightning Protection, Inc.*

The Lightning Protection Institute (LPI) is a national organization that leads the way in establishing the highest standards and guidelines for the design, installation, and inspection of lightning protection systems.  
<https://lightning.org/>