

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

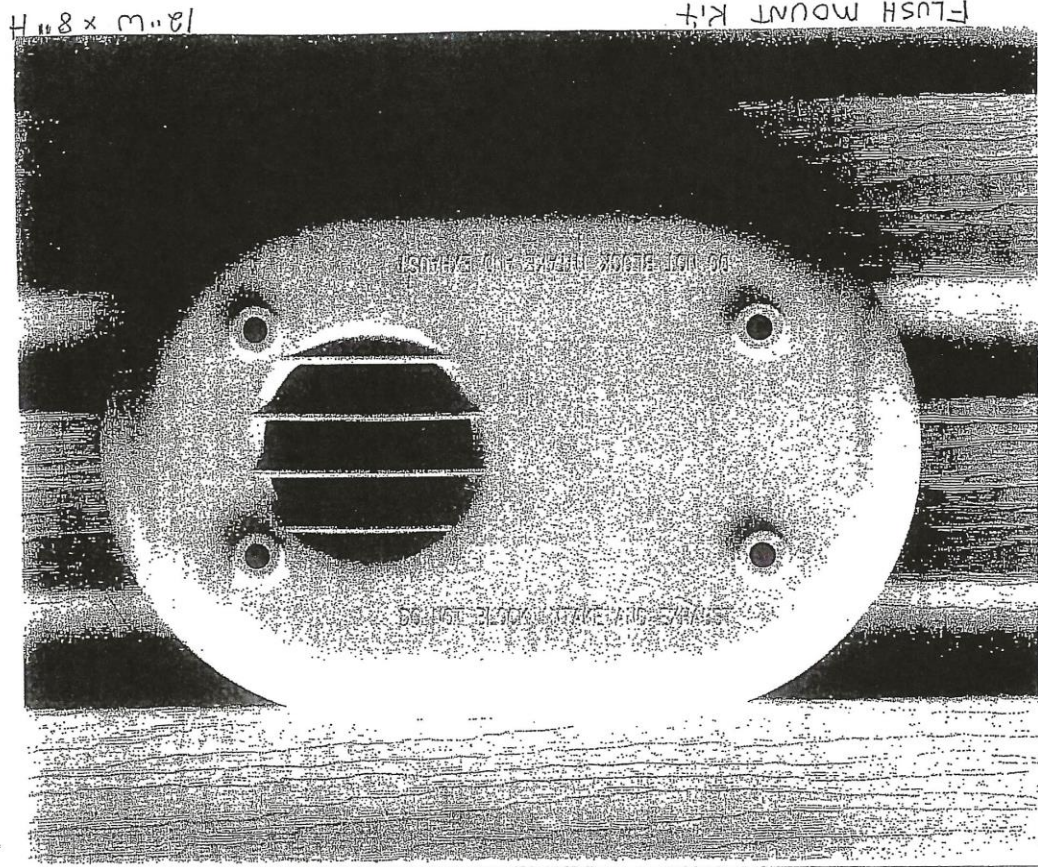
POLICY NUMBER: MRC032
POLICY TITLE: HIGH EFFICIENCY FURNANCE
HIGH EFFICIENCY TANKLESS WATER HEATER
POLICY ADOPTED: MAY 17, 2010
LAST REVIEWED: DECEMBER 11, 2019
POLICY REVISED: JANUARY 20, 2020

POLICY STATEMENT:

1. Co-owners must submit a Modification Request Form to the management company and obtain approval prior to installing a high efficiency gas furnace or high efficiency gas water heater that requires new venting through the condominium unit's sidewall.
2. This Modification request must include the name of the heating/cooling installer and the installation must meet City of Rochester code requirements for such equipment. The City of Rochester requires the contractor to request a Mechanical and Electrical Permit for any heating, cooling, or water heater installation. Be sure the contractor contacts the City of Rochester Building Department for their forms. Venting needs to be consistent with code and as unobtrusive as possible. A Horizontal Vent is recommended for a High Efficiency Furnace and a High Efficiency Tankless Gas Water Heater. **No street side venting is allowed.**
3. Venting should not endanger ornamental plantings or trees. The vent's position should not provide any hazard (released gases or noises) to neighboring co-owners.

***NOTE: Co-owners must submit a MODIFICATION REQUEST FORM to the Management Company. APPROVAL must be obtained PRIOR to having the work started.**

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Installer's Guide

CAUTION

The vent for this appliance shall not terminate

- (1) Over public walkways or
- (2) Near soffits, vents or crawl space vents or other areas where condensate or vapor could create a nuisance or hazard or cause property damage; or
- (3) Where condensate vapor could cause damage or could be detrimental to the operation of regulators, relief valves, or other equipment.

Important: The Commonwealth of Massachusetts requires compliance with regulation 248 CMR 4.00 and 5.00 for installation of through-the-wall vented gas appliances as follows:

For all side wall horizontally vented gas fueled equipment installed in every dwelling, building or structure used in whole or in part for residential purposes, including those owned or operated by the Commonwealth and where the side wall exhaust vent termination is less than seven (7) feet above finished grade in the area of the venting, including but not limited to decks and porches, the following requirements shall be satisfied:

1. **INSTALLATION OF CARBON MONOXIDE DETECTORS.** At the time of installation of the side wall horizontal vented gas fueled equipment, the installer shall observe that a hard wired carbon monoxide detector with an alarm and battery back-up is installed on the floor level where the gas installing plumber or gasfitter shall observe that a battery operated carbon monoxide alarm is installed on each additional level of the dwelling, building or structure served by the side wall horizontal vented gas fueled equipment. It shall be the responsibility of the property owner to secure the services of qualified licensed professionals for the installation of hard wired carbon monoxide detectors
 - a. In the event that the side wall horizontally vented gas fueled equipment, the installed carbon monoxide detector with alarm and battery back-up may be installed on the next adjacent floor level.
 - b. In the event that the requirements of this section can not be met at the time of completion of installation, the owner shall have a period of thirty (30) days to comply with the above requirements; provided, however, that during said thirty (30) day period, a battery operated carbon monoxide alarm with an alarm shall be installed.

2. **APPROVED CARBON MONOXIDE DETECTORS.** Each carbon monoxide detector as listed in the table below shall be listed and approved by the manufacturer with NFPA 720 and be ANSUL, 2034 listed and IAS certified.

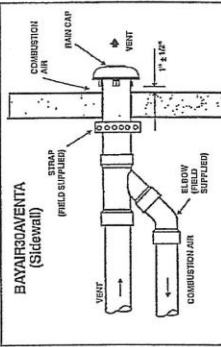
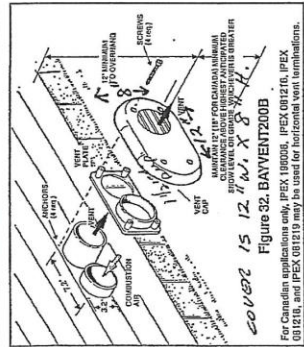


Figure 33
For Canadian applications only, IPEX 18000S, IPEX 081216, IPEX 081219, and IPEX 081219 may be used for horizontal vent terminations.

HORIZONTAL VENTING THROUGH WALL

These furnaces may be installed as direct vent (as shipped) or as non-recirculating vent (non-recirculating) or as non-recirculating vent (non-recirculating) to a national, state, and local codes. The vent & inlet terminals must be located at least 12" minimum (18" minimum for applications) above normally expected snow accumulation level. Avoid areas where staining or condensate drippage may be a problem.

Location of the vent/wind terminal should be chosen to meet the requirements of Figure 42 for either direct or non-direct vent applications.

PTCH — Venting through the wall must maintain 1/4" per foot pitch upward to insure that condensate drains back to the furnace. The minimum pitch is 1/4" per foot. **FLUE GAS DEGRADATION** — The moisture content of the flue gas can be reduced by using the roof or chimney venting option. When wall venting is used on any surface that can be affected by this moisture, it is recommended that a corrosion resistant shield (24 inches square) be used behind the vent terminal. This shield can be wood, plastic, sheet metal, etc. Also, silicone caulk at cracks, seams and joints within 3 feet of the vent terminal.

12" x 8" x 1.5 Deep

1 1/2 inch deep

12" W x 8" H

FLUSH MOUNT KIT

FLUSH MOUNT KIT