

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC032
POLICY TITLE: HIGH EFFICIENCY FURNANCE & WATER
HEATER VENTING RULES*
POLICY ADOPTED: MAY 17, 2010
LAST REVIEWED: JUNE 18, 2018
POLICY REVISED: JUNE 18, 2018

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 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.
3. Venting should not endanger ornamental plantings and trees. The vent's position should not provide any hazard (released gases or noises) to neighboring co-owners.
4. An additional goal is to help the Board and management company monitor the life of heating and cooling components.

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