

The Village Condominium Association

Furnaces

Use these specifications in conjunction with the document *Structural Modifications: General Requirements*.

- Standard furnaces must be vented through the existing chimney.
- **High efficiency furnaces**, also known as condensing furnaces, cannot be vented through the existing chimney. They require PVC piping through the sidewall for intake and exhaust. All such furnaces must be installed according to code, including placement of ventilation pipes. Pipes visible from the outside must be black. Holes in exterior walls must be kept to a minimum and spaces around the pipes must be filled. Owners must provide a copy of the permit before installation. After installation, verification that the installation has passed inspection must be provided.
- An appropriate amount of air space must be provided around the furnace for safe operation. When necessary, unit owners must make proper changes to the furnace area.
- Nothing may be installed on the outside of buildings without prior approval of the Board of Managers.
- Chimney liner replacement also requires prior approval. If there are separate flues for each unit, each unit owner is responsible for the flue for their unit. If there is a shared flue, the costs will be shared by the owners who share the chimney.
- Unit owner must ensure that the contractor gets a building permit from the City of Watertown.

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