

Mountain River East Condominium Association

Guidelines for Alternative Heat Installations

The intent of this document is to provide owners the option of installing alternative heat sources that meet all safety and building codes and preserve the integrity of the original architectural details of the building exterior.

Unit owners must submit in writing to the Board of Directors a request for a specific installation of alternative heat. Requests must be accompanied by specifications on the proposed heating source, the locations of its installation, the type of fuel to be used, the size and location of the fuel tank, and a plan drawn to scale showing the enclosure of the tank. A plan drawn to scale showing the exhaust details must also be submitted. Unit owners must also obtain written consent from adjacent unit owners and submit copies with their request.

Individual unit installations. Please note that at the present time, two installations exist at Mountain River Condominiums. These units are typical of the installation on those style units, but locations and types of installations will vary with unit styles. Thus, each unit owner must submit plans as referenced above.

Installation details of the heat source in “G” units will vary depending on the shift of the adjacent unit. See the existing installations on Units 59 (condition “A”), and unit 58 (condition “B”). Installation on a condition “A” unit is fairly straightforward. Installation on a condition “B” unit is more difficult. You will need to work with your contractor to be sure your proposal is acceptable to you and meets all safety and building codes.

The specifications for a “G” unit with “condition “A” are to copy the oil tank installation and its enclosure as constructed on unit 59 exactly. The exhaust detail for a “G” unit with “condition B” is to copy the details on unit 58 exactly. Have your contractor pay careful attention to the trim details and dimensions. If the unit exhaust in the direction of an adjoining unit, be sure to copy the exhaust deflector also. Our goal is uniformity on the exterior of the building.

It has been determined that LP gas is not an option for an individual “G” unit installation as there is nowhere to place an above ground tank that meets code requirements.

The specifications for “E” and “F” units will vary. In general, the specifications will be to build an enclosure similar to that constructed on unit 38E or 61F with the size and trim details matching exactly. The unit owner will need to submit a proposed tank location, and a plan drawn to scale of the enclosure.

In all cases, keep in mind that fuel suppliers are generally limited to 140’ of hose. Call suppliers to verify their delivery requirements. During winter fuel deliveries, snowbanks can effectively lengthen the distance between the fuel tank and the delivery truck. In all cases, it will be the unit owner’s responsibility to maintain access to the tank. These responsibilities include but are not limited to shoveling, snowbank removal if needed, scheduling these activities with a contractor of your choice, and all associated costs. The Mountain River East Condominium Association and its maintenance contractor have no obligations in this matter.

Materials to be used on fuel tank enclosures:

Siding ½” x 6” A + btr red cedar clapboards with two coats of Pittsburg Blue Granite solid stain.

Trim: #2 S4S pine primed 4 sides with one finish coat of Pittsburg 1-45 white

Framing: kiln dried 2x dimensional lumber and sheathing as required to provide installations equal in quality to those constructed on units 59 & 61.

Roofing: Celotex 3 tab Weathered Gray.