

NF Chimney Update

From: melissa . (melissa@fgpm.com)

To: melissa@fgpm.com

Date: Monday, August 22, 2022 at 04:04 PM EDT

Please see the message below from the President of the Board of Directors:

Hi everyone,

We met with the engineer this week to review the report from May's selective demo. They will be updating this in the coming weeks as a result of our meeting. I will leave the technical elements for the report but wanted to provide you an update on where we are on this project in general.

Building 2 & 3 Chimneys

Because of the construction of the chimneys (a concrete block divider wall between the shafts) and modifications that were completed over time (steel liners and concrete coverings), we will not be able to crush the existing liners and hang 6 wood stove flues in them as we had hoped. This leaves us with a few options:

- Tear down the existing chimneys and rebuild using either brick or wood surrounding 6 new chimney pipes. We are currently obtaining pricing but expect this to be very costly. Timing would most likely be next Summer.
- A second - less expensive option is to investigate the viability of "hanging" two pellet stove chimney flues for the first and second floor units in the existing shafts and install a 3rd flue through the attic for the 3rd floor units. This would be limited to pellet stoves. Two wood stove flues will not fit in the existing shaft. Timing for this may be sooner.
- The third option is to do nothing.

It is the board's function with our Manager to investigate and provide information on all options. It is a vote of the unit owners that will determine which path to follow.

As for the interior of the units in all buildings:

- The demo determined that the thimble openings and insulation were acceptable.
- The demo determined there is not a one inch air gap behind the brick walls. This relates to clearance requirements.
- It was also determined that there is not heat damage to the studs behind the brick wall in the demo unit. The engineer is assuming the same is true for all units. There is one inch of sheet rock behind the bricks as well as some air and mortar.

Building 1 & 4 Unit Owners MAY:

If your only violation from safety sweep was that your stove pipe was too close to the wall, you may be able to replace your current single wall stove pipe with a double wall stove pipe. This reduces the clearance requirement from the stud to the pipe from 18 inches to 6 inches. This could prevent you from having to tear out the brick wall. Consult a wood stove professional for the purchase and installation of an appropriate double walled pipe.

If it was noted that your stove is too close to the back wall, you are most likely going to need to replace your stove. You should check the wood stove manual for the exact distance dimensions required to a non-protected surface. If you need to replace your wood stove, you will need to obtain a permit and have it inspected by the fire department prior to using it. A copy of the permit and inspection should be sent to the management company.

If you did not have enough front clearance, you should check the dimensions required in your owner's manual and the applicable national fire code. Hearth extenders may be an option for you or you may need to add a row of brick to tile around your hearth.

You must correct all safety issues noted by Safety Sweep prior to using your wood and/or pellet stove again. We do want to reiterate that it is an owner's responsibility, not the associations to ensure that your wood or pellet stove meets applicable safety requirements on the interior of the units. The association will resume cleaning flues and inspecting stoves in 2023 (it is being skipped this year since they were not used last winter).

Building 2 & 3 unit owners

We do not recommend any modifications until the chimney issue is determined.

We do all understand this has been a long and arduous process. We appreciate your patience as we work through this process. We would also like to thank unit 29 for volunteering to demo their unit.

We are hoping to present all options with a cost for a vote at a special meeting immediately before or after the quarterly board meeting in September.

We will keep you updated as the situations warrants.

Best,

Lisa

President

Northface Resort Condominium Association

Melissa Carr

Forest Glen Property Management, LLC

PO Box 1313

Glen NH 03838

603-383-8000

melissa@fgpm.com

The information transmitted herein is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Unintended transmission shall not constitute waiver of any privilege. Any review, re-transmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the e-mail and any attachments from any computer.