



Bob Lang <rglang80@gmail.com>

[northface-directors] NF Building 2 & 3 Engineer Inspection Update

1 message

melissa . <melissa@fgpm.com>

Wed, Jan 26, 2022 at 5:03 PM

Reply-To: northface-directors@googlegroups.com

To: "melissa ." <melissa@fgpm.com>

Cc: Northface Board <northface-directors@googlegroups.com>

Hi All

I did meet with the engineer today and they completed their inspections of all the wood stoves in Buildings 2 & 3. We should have the report and recommendations back within two weeks.

Please take a few moments to read the attached memo from the Board - When the chimney sweep recently inspected and cleaned the wood stoves & flues in Buildings 1 & 4 - he noted some safety concerns within some of the units. Buildings 2 & 3 were built at the same time and may have some similar issues - we will know more once we receive the report from the engineer - The Board just wanted to give everyone a head's up.

As soon as we receive the report - we will share the findings with everyone.

Have a great night

Talk soon

Melissa

Melissa Carr**Forest Glen Property Management, LLC****PO Box 1313****Glen NH 03838****603-383-8000****melissa@fgpm.com**

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NF B2 B3 woodstove heads up letter-1.pdf

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Dear Northface Neighbors,

We hope the new year is off to a great start for you!

As you may all know, the pellet and woodstoves and flues of Building 1 & 4 were recently cleaned and inspected. This type of service is required by both our master policy and most likely your individual homeowner's policy as well. It is a unit owner's responsibility to have this done annually. The association has coordinated this service and will be doing so going forward for the convenience of our owners. The service provider that was brought in is Safety Sweep. Their service was much more comprehensive than the firm used in the recent past.

Since Northface was built in the mid 1980s, the code that our systems must follow is NFPA 211, 1980 edition. This information is available online. Your stove installation manual may also provide specific information.

Safety Sweep noted some safety concerns and/or code violations in the units that were done. These are being addressed with the individual owners. Your condo may have similar issues and concerns. We understand that you can't use your wood/pellet stove because of the current fire department order. We want to let you know about the issues that were found as you may want to get a jump start on any repairs and alterations that you may need to make. Once the flue issues are resolved, your wood and/or pellet stove will need to be inspected.

These are some of the items that were found in the other buildings:

- Appliance clearance to hearth walls
- Need more hearth clearance to front of stove
- Furniture and window treatments too close to stove (must be 36 inches)
- Stove pipe placement in relation to hearth walls (These may need to be changed because of the flue issue).
- Broken stove elements

Questions regarding these items can be best be answered by consulting a professional or reviewing published information.

Best,

Lisa, Sue, Aldo, Bob and Ben