

Snowmass Mountain Condominiums Flue Remediation - Homeowner consultation

The purpose of this document is to outline to Owners the current thinking of the Board regarding solutions to address the problem that exists with many of the flues in the complex, and to give Owners a chance to comment and ask questions prior to being asked to vote on a specific option for remediation of the flue problem.

Background

As Owners are aware, we have discovered problems with 32 of the 60 flues within the complex such that the continued use of these flues has been banned, preventing the affected unit Owners from using their fireplaces. This course of action has been endorsed by John Mele of the Snowmass-Wildcat Fire Protection District's Fire Marshal Office, who continues to monitor our response to this problem.

The Board has investigated many potential solutions, and has concluded that two options should be presented to Owners for a vote on which direction to take. Prior to requesting a formal vote by Owners, the Board is circulating this proposal document covering the two options to give Owners a chance to comment and ask questions. Any comments or questions received, and the Board response, will be circulated with a final proposal on which Owners will be requested to vote.

Consultation Period

Owners are requested to provide comments or questions on this consultation document to the Board by the end of May. This feedback must be provided in writing to Board members, either by e-mail or regular mail. This will allow us to share the comments among Board members easily and ensure that we address all concerns as best we can in the final proposal document.

The Two Options

Option 1: Replacement of all flues in the complex with new wood-burning flues. This will allow the retention of wood burning fireplaces by all Owners who currently have them. The HOA will levy an assessment in 2015 to cover the complete cost of this replacement.

Option 2: Elimination of wood burning fireplaces by September 2018. Under this proposal, the HOA will levy an assessment in 2015 to pay for the installation of individually metered gas lines to each building, for all units in that building. It is expected that the majority of Owners will install gas fireplaces at their own expense in their unit prior to September 2018 to replace their wood burning fireplace.

Each of these options, and their currently estimated costs, are discussed in more detail in this document.

Note: We have been informed by two separate contractors that it is not practical to insert new, narrower flue sleeves inside the existing flues and still operate open wood burning fireplaces. The draft would be inadequate and the units would fill with smoke as a result. We have also confirmed with The Town of Snowmass Village (Mark Kittle) that either of the two options presented here is acceptable, so long as installation is performed according to code.

Cost comparison

The following table provides a cost comparison for the two options. The numbers provided represent bids for identified costs for purchase and installation to implement the option and each option includes a contingent amount. They represent the best estimates the Board can provide based on bids received from contractors and are provided so that Owners can assess the relative costs of the two options.

Option 1 is the cheaper option overall, but includes a larger up front assessment due in 2015 because the retrofit of the wood burning flues would all be done in fiscal year 2015. In the case of Option 2, two approaches to installing gas fireplaces are available. One approach (2A) is a sealed gas fire insert that will sit inside the existing fireplace housing with no need to alter the existing fireplace surround, while the second approach (2B) involves removal of the existing fireplace and installation of a new sealed gas fire unit and surround. In either case, the fireplaces are “direct vent” fireplaces, which means they are sealed units in which the intake air and exhaust air vent directly to the outside via two new flue inserts that will be installed inside the existing flues.

Cost (\$)	Option 1	Option 2			
	Flue replacement with new wood burning flues	Gas line installation	A. gas fire insert	B1. New fireplace - single sided	B2. New fireplace - two sided
HOA assessment (due in 2015)	5,750	2,400			
Direct Owner costs (between 2015-2018)	0		7,000	5,100 - 6,500	8,300 - 9,300
Total cost per Owner (HOA assessment plus direct Owner costs)	5,750		9,400	7,500 - 8,900	10,700 - 11,700

For the gas insert option 2A, there will be an additional mechanical step performed to open up the space above the existing fireplace housing in order to install the new flue inserts. The cost of this, and making good afterwards (i.e. returning the space above the fireplace housing to its former appearance), is included in the estimates above.

For the new fireplace Option 2B, Owners will have a choice of surrounds and the cost will vary depending on the material and labor chosen for their particular unit. The price range above covers the typical range of surrounds sold by the vendor from whom the Board has obtained estimates. Also, Owners can consider either a one sided or two sided fireplace - the latter is more expensive, as seen in the above figures. Pictures of the fireplace inserts, and a typical one-sided and two-sided fireplace are attached.

Detailed discussion of the two options

Option 1: Replacement of all flues in the complex with new wood-burning flues

Proposal and scope of work:

- Under this option, all flues in the complex will be replaced and Owners will be able to continue to use open wood-burning fireplaces. The external siding and underlying wood panels from all 19 chases in the complex would be removed, all the existing flues would be removed and replaced with new flues of a similar dimensions and construction (non-insulated concentric pipes). New wood panels and siding would then be installed over the chases and painted to match the existing finish

Assessment:

- The total cost of the replacement would be divided equally among Owners

Timing:

- The work would be done in the summer of 2015, so the special assessment would be levied during the summer of 2015.

Additional information

- Under this proposal, the HOA would continue to provide firewood for use by all units as an HOA expense. Current cost to the HOA for firewood purchase and stacking is about \$6,000 per year (~\$100 per unit).

Further Considerations

- The total estimated cost to owners of this option (\$5,750) is less than the cost of switching units to gas fireplaces (\$7,500 – 11,700)
- The wood-burning capability of the existing fireplace units would be retained.
- No modifications will be required inside individual units as a result of this proposal
- The complete replacement of all flues should prevent similar problems from occurring for at least 30 years, according to the contractor who has provided the bid (the existing flues are about 40 years old)
- Owners can decide at any time in the future to convert to gas, at their own expense, should they wish to do so
- The complex would be perpetuating the practice of burning wood, which releases approximately 100 fold more fine particulates to the air than gas. The Town of Snowmass Village no longer permits the installation of wood-burning fireplaces in new construction.
- Owners who have switched to gas or who are contemplating switching to gas in the near future will be levied an assessment for a flue they may never use.

Option 2: Elimination of wood burning fireplaces with gas alternatives installed at Owners expense, phased in by September 2018

Proposal and scope of work:

- Under this option, Owners will be voting for the elimination of wood-burning fireplaces from all units in the complex by September 2018. This date has been chosen to give Owners with currently operational fireplaces the ability to plan for this conversion. During 2015, individually metered gas supply will be provided to every building in the

complex to allow all units to install a gas fireplace as a replacement for their wood burning fireplace. **The existing fireplaces with problem flues cannot now be used, and this ban would continue to be in place.** The HOA would conduct annual inspections on currently operational flues and ban fires using any flues deemed unsafe based on these annual inspections. In September 2018, the use of wood burning fireplaces would be banned. Firewood would continue to be provided as an HOA expense (cost to be divided equally amongst all owners with functioning wood burning fireplaces) until the summer of 2018.

HOA assessment:

- The total cost of gas line installation would be divided equally among all Owners who do not currently have gas fireplaces installed

Timing:

- Individually metered gas lines will be installed to all Buildings in 2015, and so the special assessment to pay for this work will be levied in 2015. Owners will be free to decide when to convert their existing fireplace units.

Further Considerations:

- Installation of gas lines to all buildings at one time by the HOA will minimize the aesthetic impact of gas line installation, allowing us to work with SourceGas and/or contractors to bury gas lines for instance, which may be too large an expense to expect a single owner to pay for when installing gas into an individual unit. Connections from these installed lines into individual units will be at Owner expense if and when unit Owners switch to gas
- Owners have a 3+ year time period to convert from wood to gas
- Gas produces approximately 100 fold less fine particulate contamination than a traditional wood fire.
- Owners will receive their own gas utility bill and pay only for the energy they themselves consume
- The operational costs of a gas fire will be higher than the current cost of wood. SourceGas charges a monthly service fee of ~\$12 per meter, equating to ~\$150 per unit per year. This cost is higher than the amount owners currently pay for wood through an HOA charge (~\$100 per unit).
- This option removes the current ability of any owner/unit to have a wood burning fireplace by September 2018, even if the flue is still functional, with no ability to reinstall this capability at a later date
- There would be frequent contractor activity within the complex between 2015-2018 as individual Owners install gas fireplaces to their own timetables
- Owners in favor of retaining their functional wood burning fireplaces will nevertheless be required to stop using their wood burning fireplaces on or before September 2018, and will incur significant extra expense to install a gas fireplace
- The addition of gas meters and exterior gas lines throughout the complex will inevitably impact the appearance of the property, and potentially complicate any subsequent work on siding replacement, etc. The Board will work to minimize this aesthetic impact, but some impact is inevitable.

- While most Owners may elect to transition to a gas fire under this option, installation of a gas fireplace is ultimately at each Owners discretion. They have the option to retain a non-functional fireplace in their unit indefinitely and save the cost of gas fireplace installation
- Owners could opt to install a “flame-effect” electric fire inside the existing fireplace (estimated low-end cost of \$100-200). This could be done temporarily until such time as the owner decided to proceed with a gas fireplace installation, or as a lower cost permanent solution
- If owners opt to retain a non-functional fireplace, this is likely to lower the resale value of the unit by at least the cost of gas fireplace installation
- Many people like the look, smell and feel of a wood burning fireplace, and see this as an attractive feature of the property at present. Replacing wood burning fireplaces by gas fireplaces may negatively impact the resale value of the units in the complex

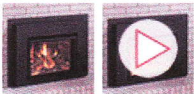
SMC HOA Board
6th May 2015

Attachments:

Option 2A: Regency L234 gas insert fireplace
Option 2B1: Kingsman IDV33 – IDV36
Option 2B2: Kingsman MDV 31-39



Regency Liberty®
L234
Small Gas Insert



Features

Accessories &
Finishes

Literature &
Specifications

The Regency Liberty L234 is a clean front fireplace insert that slides easily into your existing drafty steel fireplace and transforms it to a high efficiency heater. This small direct vent gas insert is perfect for airtight homes or basements because the sealed firebox doesn't use in-home air.

Backed by the industry's most comprehensive Limited Lifetime Warranty.

How it Looks:

Specifications	NG	LP
Maximum BTU	23,500	21,500
Turn Down BTU	12,500	11,000
Efficiency	74%	74%
EnerGuide Rating	63.3%	64.55%

View Area	234 sq. in.
Room Size	Small
Vent Type	Direct Vent

Min. Fireplace Opening*

Width (front)	25"
Width (back)	16"
Height	17"
Depth	14"

*Regency Contour or Contemporary Faceplate

- Sleek, efficient upgrade to keep the heat in your home
- Compact, yet powerful insert provides ample heating and ambience
- Crystal clear ceramic glass provides maximum viewing area
- Realistic logs with beautiful flames and platinum infused bright embers
- Choice of two tasteful style of finishing faceplates that frame the beautiful fire.

How it Works:

- Proflame remote control (included)
- Safety screen (included)
- Whisper quiet variable speed blower to push the

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Contemporary Gas Fireplaces

Traditional Gas Fireplaces

Outdoor Gas Fireplaces

Gas Inserts

L234 Small Gas Insert

E18 Small Gas Insert

E21 Small Gas Insert

LRI4E Medium Gas Insert

HRI4E Medium Gas Insert

U31 Medium Gas Insert

U32 Medium Gas Insert

HRI6E Large Gas Insert

LRI6E Large Gas Insert

E33 Large Gas Insert

Gas Stoves



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enter zip/postal

» Go

heat

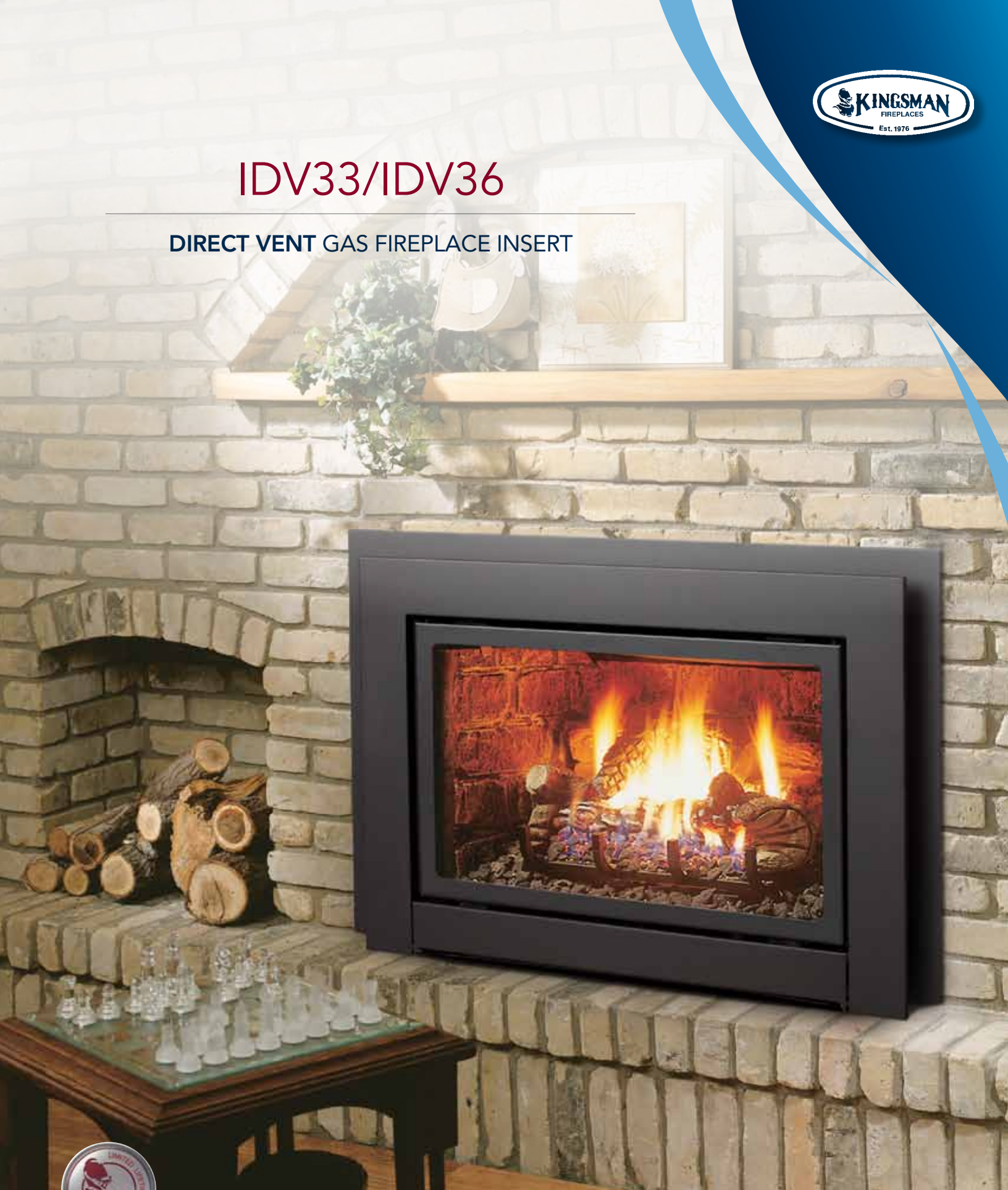
- Controllable heat with up to 50% flame turn down
- Direct vent technology protects your in-home air quality.
- Operates on natural gas or propane

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IDV33/IDV36

DIRECT VENT GAS FIREPLACE INSERT



The Ultimate in Design, Engineering & Quality

This unit illustrated is a IDV33LP Direct Vent Fireplace Insert – Propane, LOGF35 Log Set – Fibre Split Oak, I33CVBL Clean View Kit – Black, I33SS1BL Surround for Clean View – Black, IDV33RL Refractory Brick Liner.

Convert your wood burning fireplace to gas, for a new



The Ultimate in Design, Engineering & Quality

IDV36N Direct Vent Insert – Natural Gas, I36LK Louver Kit, LOGF36 Log Set, IDV36GBL Grill Kit – Black, IDV36RLT Refractory Brick Liner – Traditional.

standard of warmth, beauty, safety and convenience.

**MODEL
FUEL
INPUT
LOW
FE (P.4.1-02)**

IDV33N / IDV36N
NATURAL
31,000 / 34,250 BTU
20,900 / 24,000 BTU
57.4% / 58.4%

IDV33LP / IDV36LP
PROPANE
28,500 / 30,000 BTU
23,100 / 22,840 BTU
57.9% / 59.9%



1. IDV33LP Direct Vent Fireplace Insert – Propane, LOGF35 Split Fiber Oak Log Set – I33CVPW Clean View Kit – Pewter, I33SS1PW Surround for Clean View – Pewter, IDV33RL Refractory Brick Liner.
2. IDV33LP Direct Vent Fireplace Insert – Propane, LOGF35 Split Fiber Oak Log Set, I33CVCV Clean View Kit – Copper Vein, I33SS1CV Surround for Clean View – Copper Vein, IDV33RL Refractory Brick Liner.
3. IDV36N Direct Vent Insert – Natural Gas, I36CVBL Clean View Kit – Black, LOGF36 Log Set, IDV36RLT Refractory Brick Liner – Traditional.

MINIMUM FIREPLACE OPENING

	WIDTH	HEIGHT	DEPTH
IDV33	26 1/4"	21 3/8"	14 3/8"
IDV36	30 3/4"	25 5/8"	14 3/8"

MINIMUM UNIT COVERAGE

IDV33	WIDTH	HEIGHT
IDV33 (Louvers)	34 1/2"	24 3/8"
IDV33 (Clean View*)	32 3/4"	22 3/4"

IDV36	WIDTH	HEIGHT
IDV36 (Louvers)	39"	28 3/4"
IDV36 (Clean View*)	37 1/4"	27"

*Back Frame Dimension of Clean View Kit

LOUVER KIT AND SURROUND SIZES

IDV33	WIDTH	HEIGHT
I33LK (Louver Kit)	34 1/2"	24 3/8"
I33S3426B (Surround)	34 1/2"	27"
I33S4028B (Surround)	40"	28 3/4"
I33S4430B (Surround)	44"	31 3/8"
I33S4535B (Universal Surround)*	45"	35"

IDV36	WIDTH	HEIGHT
I36LK (Louver Kit)	39"	28 3/4"
I36S3931B	39"	32 3/8"
I36S4432B	44"	33 1/8"
I36S4736B (Universal Surround)*	47"	36"

* Universal Surround can be cut to size for custom application.

CLEAN VIEW AND SURROUND SIZES

IDV33	WIDTH	HEIGHT
I33CV (Clean View)	35 7/8"	24 1/4"
I33SPF1	39 3/8"	29 1/8"
I33SSI	39 3/8"	26"

IDV36	WIDTH	HEIGHT
I36CV (Clean View)	40"	28 1/2"
I36SS1	43 1/2"	30 1/4"



Traditional
Brick Liner RLT



Herringbone
Brick Liner RLH

STANDARD FEATURES*

- Dual Burner with glowing embers
- Millivolt or IPI valve system allows operation during power failure with Hi-Low heat and flame control
- Matchless Piezo Ignition
- Decorative Ash Bed
- Log Set - Fibre Split Oak*
- Ceramic Glass
- On/Off Rocker switch
- Heat activated blower with variable speed control
- Bedroom and bed sitting room approval
- Mobile home, bedroom and bed sitting room approval

OPTIONAL FEATURES*

Clean View Kit – Black, Pewter, Copper Vein

Surrounds for Clean View – Black, Copper Vein and Pewter

Surround Picture Frame for Clean View – Black

Louver Kit – Grills available in Black, Classic Series Black with Antique, Chrome, or Polished Brass accents

Surrounds for Louver Kit – Black

Wall Mount Thermostat – Standard On/Off or Programmable

Remote Control – On/Off, Thermostat, or Modulating Hi/Lo with Thermostat

Designer Doors – Arch or Straight Doors

Brick Liner – Traditional or Herringbone

Child Safety Screen



Kingsman Fireplaces, maintains a program of continuous testing, refinement and improvements of all its products. Some aspect of units shown here may be changed at any time without notice or obligation.

Certification: The models IDV33 and IDV36 are certified for Canada/USA as a Vented Gas Fireplace Heater ANSI Z21.88-2009, CSA 2.33-2009, CGA 2.17-M91.



*Components may have to be ordered separately to create a complete unit. Discuss with your local Kingsman dealer for clarification.



IDV33/IDV36

DIRECT VENT GAS FIREPLACE INSERT



The Ultimate in Design, Engineering & Quality



2340 Logan Avenue
Winnipeg, Manitoba, Canada R2R 2V3
Phone: (204) 632-1962 Fax: (204) 632-1960
www.kingsmanfireplaces.com

MDV31/39

DIRECT VENT MULTI-SIDED CORNER FIREPLACE



*Components may have to be ordered separately to create a complete unit. Discuss with your local Kingsman dealer for clarification.
Kingsman Fireplaces maintains a program of continuous testing, refinement and improvements of all its products. Some aspect of units shown here may be changed at any time without notice or obligation.
Certification: The models are certified for USA and Canada. Certified to: ANSI Z21.50-2014, CSA 2.22-2014, CGA 2.17-M91 (R2009) as a Vented Gas Fireplace.

The unit illustrated is the MDVL31N Multi-Sided Direct Vent Fireplace in natural gas, LOGC31 Log Set – Seven Piece Cast Split Oak, M30CK Corner Kit, MGCKBL Grill Kit – Black and optional Refractory Liners MDV38RLE – End and MDV38RLS – Side.

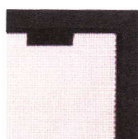
Model	MDVL31N	MDVL39N	MDVL31LP
Fuel	Natural	Natural	Propane
Input Max.	30,000 BTU	39,000 BTU	30,000 BTU
Input Min.	22,500 BTU	26,000 BTU	25,000 BTU
Glass Type	Tempered	Ceramic	Tempered
Certification	Decorative	Decorative	Decorative
Bedroom- Approved	*Yes	*Yes	*Yes
FE (P.4.1-02)	57.7%	56.6%	54.7%

There's nothing like the magic of fire to add comfort and beauty to not just one room – but two! Discover its stylish appeal that is perfectly suited as a divider in large multi-purpose rooms such as a great room or lower level.

*Must be installed with listed thermostat, in Canada

STANDARD FEATURES*

- Hi/low Millivolt or IPI valve with variable adjustment of flame and BTU.
- A flame sensor that constantly monitors the pilot flame and provides 100% gas shut off if pilot is not sensed.
- A triple burner with seven piece cast split oak log set with glowing ember bed and decorative ash bed.
- Safety Screen Barrier



Safety Screen Barrier

OPTIONAL FEATURES

Grills

Available in Black, or Classic Series Black with Polish Brass, Antique or Chrome Accents

Surrounds Wide (See Through only)

Antique, Polish Brass, Chrome and Black

Fan Kit

Thermostatically controlled for automatic On/Off operation and variable speed control

Brick Refractory Liners

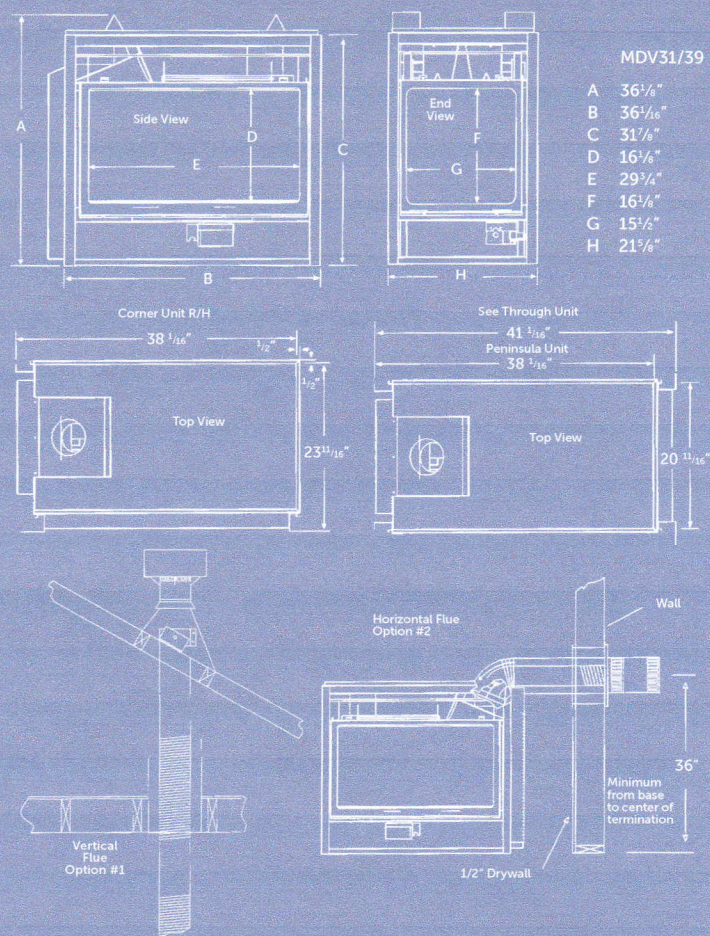
End Panel

Thermostat

Wall Mount Millivolt Thermostat or Programmable Thermostat

Remote Control

On/Off, Thermostat On/Off, Thermostat On/Off modulating, Thermostat On/Off modulating and fan control



UNIT AND FRAMING SPECIFICATIONS (IN.)

Model	Height Framing	Width Framing	Depth Framing
CORNER	37"	38 1/8"	23 3/4"
PENINSULA	37"	38 1/8"	20 5/8"
SEE-THROUGH	37"	41 1/8"	20 5/8"

Minimum 42" height for combustible enclosure, with insulation sleeve.

* All gas fireplaces manufactured as of January 1, 2015 will include a Safety Screen Barrier.