

HIGH EFFICIENCY FURNACE INSTALLATIONS

High efficiency furnaces, which are mandated by an as yet unenforced federal law, require additional venting, compared to the prior furnaces installed in Twin Rivers townhouses and detached homes. The following architectural standard has been adopted to control the modifications to the dwelling exteriors that are forthcoming.

Each manufacturer of high efficiency furnaces uses different specifications, but the venting options fall generally into four categories, all of which are allowed. Please pay attention to the notes in each section.

1. PVC pipes, two or three depending on manufacturer and whether exhaust for water heater is included, are run **through a brick chimney**.
2. PVC pipes outlet via **new holes in the roof**. May require single or multiple outlets.
3. PVC pipes outlet **through building wall**. This outlet has to be one foot off the ground for snow clearance and three feet below any open-able window. Townhouse end-of-row units may not outlet through the side wall, only through front and rear wall.
4. Installations **through building wall** can be nearly flush to the wall if a **vent kit/flush mount** is installed, instead of protruding pvc pipes (#3). These installations also need to be one foot off the ground and three feet below any window. Installations through the front building wall* of the residence must include a vent kit/flush mount. A vent kit/flush mount is optional for installations through rear building wall.

Any installation will release white plumes of smoke, granting an advantage to through-roof installations.

The submitted 'Request for Exterior Work' form must specify the design of the installation. A copy of the manufacturer's diagram would be preferred. All submitted requests will be forwarded to East Windsor Township, because furnace installations must, by law, be inspected.

*The front side of a patio ranch unit is the side without the door.

CONSTRUCTION GUIDELINES

For
TWIN RIVERS COMMUNITY TRUST
92 Twin Rivers Drive West
East Windsor, NJ 08520

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