

CASA BAHIA **POLICIES AND PROCEDURES**

SUBJECT: Use of Gas Appliances in Individual Condo Units

PURPOSE: To Establish a Policy Governing the Use of Natural Gas Appliances in Individual Condo Units

POLICY:

1. The only gas appliance to be connected to the building natural gas supply in individual condo units is the single “decorative” gas fireplace rated at 15,000 BTU/hr or less. Changes to the building gas system are not permitted.
2. Unit owners who have received approval from prior Boards to install other types of gas appliances in their units may retain those appliances for as long as they own the unit providing they meet all of the following criteria:
 - a. Written proof of prior Board approval
 - b. City permit and safety inspection
 - c. Make monthly payments for gas usage starting 1 Sept 99. The fee will be determined
 - d. Sign an agreement with the board that all gas appliances will be removed prior to the
3. Owners who have installed additional gas appliances in their units and do not meet the criteria set forth in paragraph 2, must contact the Board/Management company by 1 Sept 99 and identify the gas appliances they have. A Board representative will then work with the owner to develop a plan and time schedule for the removal of the gas appliances. A safety inspection will be conducted after the unit has been returned to its original (i.e. single fireplace) gas plumbing configuration.
4. Owners who fail to acknowledge additional gas appliances in their units by 1 Sept 99, will be assessed \$25./day starting retroactively 1 Sept 99, until the gas appliances are removed. A safety inspection will be conducted after the unit has been returned to its original gas plumbing configuration.

RATIONALE:

1. The Casa Bahia natural gas system was designed and sized to support only the use of a single decorative gas fireplace (i.e. less than 15,000 BTU/hr) in individual condo units. The 1” diameter gas feeder pipes in the building are too small to permit adequate gas flow to safely operate multiple gas appliances in individual units. The use of multiple gas appliances in condo

units which are fed from the same 1” gas supply line will cause the gas fireplaces to go out and may damage other gas appliances by causing them to operate below their rated capacity.

2. The Casa Bahia natural gas system has one gas meter for the entire building. The monthly Condo Association Fee covers the cost to operate a single gas fireplace in each unit plus the prorated cost to operate the building hot water system and the Jacuzzi system. Since there is only one gas meter, there is no accurate way to access the cost to individual owners for the operation of additional gas appliances (assuming the building plumbing system could support them). The other homeowners would, therefore, be paying for the additional gas usage of homeowners who have installed additional gas appliances. This is an inequitable situation.

3. The CC&R’s require that when a homeowner makes major changes to their units that involve structural, electrical, or plumbing changes, the homeowner must obtain a city permit and a city inspection. This is a safety requirement and insures the safety of the building (and your investment) but more importantly, you and your family. Modification to the gas plumbing system within individual condo units is not permitted. Changes to the other systems are a safety issue and therefore, requires a safety inspection.