

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-0174	Issue Date: MAR 21 2006	Phone: 03 501 7001
Owner Name: CONGRESS JOINT DEVELOPME	Owner Address: PO BOX 6799	Location of Construction: 545 CONGRESS ST
Contractor Name: Gouhier Plumbing & Heating	Contractor Address: 84 Target Road New Gloucester	Business Name:
Permit Type: HVAC	Permit Fee: \$570.00	Lesssee/Buyer's Name:
Cost of Work: \$60,500.00	CEO District: 1	Proposed Use: Multi-use building

Proposed Use: Multi-use building - install Juna gas fired wall hung boilers in units 201, 203, 204, 205, 301, 401, 501, 502, 601	Proposed Project Description: Install Juna gas fired wall hung boilers in units 201, 203, 204, 205, 301, 401, 501, 502, 601
INSPECTION: FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Signature: [Signature]	Signature: [Signature]
Use Group: R2	Signature: [Signature]
Type: HW2	Date: 5/13/06
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: [Signature]
Signature: [Signature]	Date: [Date]

Permit Taken By: Idobson	Date Applied For: 02/03/2006
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<input type="checkbox"/> Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: [Date]	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: [Date]	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied <input type="checkbox"/> Approved <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: [Date]
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE	

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-0174	Date Applied For: 02/03/2006	CBL: 037 C017001
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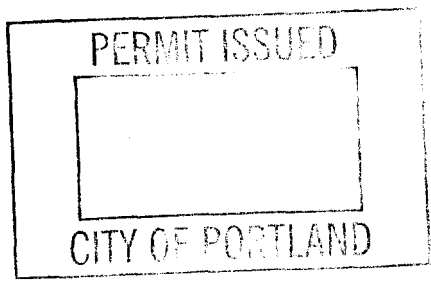
Location of Construction: 545 CONGRESS ST	Owner Name: CONGRESS JOINT DEVELOPME	Owner Address: PO BOX 6799	Phone:
Business Name:	Contractor Name: Gouthier Plumbing & Heating	Contractor Address: 84 Target Road New Gloucester	Phone: (207) 212-8501
Lessee/Buyer's Name:	Phone:	Permit Type: HVAC	

Proposed Use: Multi-use building- install luna gas fired wall hung boilers in units 201, 203, 204, 205, 201, 202, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	Proposed Project Description: install luna gas fired wall hung boilers in units 201, 203, 204, 205, 301, 302 303, 401, 402, 403, 501, 502, 601
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 02/16/2006
 Note: I had trouble located the original permit for this change of use - it is under an addition permit #05-0501
 1) All conditions on the original permit issued for the change of use and new penhouse are still in force.

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 03/13/2006
 Note: The installation must comply with the State of Maine Gas Regulations.

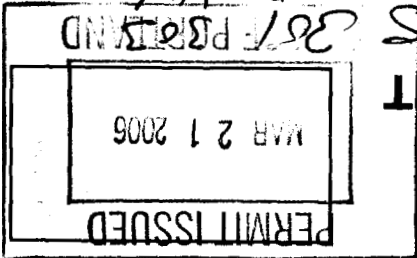
Dept: Fire Status: Approved with Conditions Reviewer: Cpm Greg Cass Approval Date: 03/17/2006
 Note: 1) Installer to insure compliance with NFPA 54
 Ok to Issue:





APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

FILL IN AND SIGN WITH INK



501 502

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location / CBL: 575 Congress St
Use of Building: Apartments #201
Date: 1/31/06

Name and address of owner of appliance: Congress Street Development LLC
Installer's name and address: 84 Target Rd New Gloucester ME 04960

Location of appliance: Basement Floor Roof Wall Hung

Type of Fuel: Gas Oil Solid

Appliance Name: Luna 310
U.L. Approved: Yes No

Will appliance be installed in accordance with the manufacturer's installation instructions? Yes No

IF NO Explain: _____

The Type of License of Installer: _____

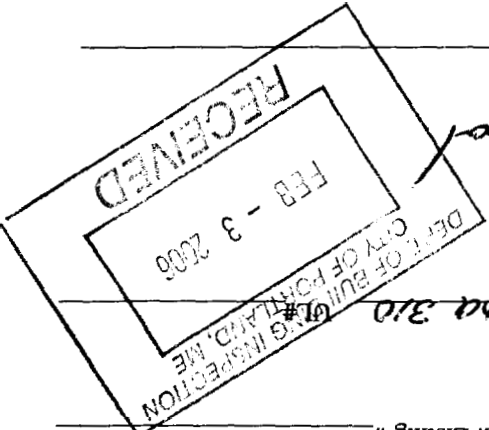
Master Plumber # _____
Solid Fuel # _____
Oil # _____
Gas # PNT 561
Other

Approved with Conditions See attached letter or requirement

Fire: _____
Elev: _____
Bldg: _____

Signature of Installer: *[Signature]*
White - Inspection Yellow - File Pink - Applicant's Gold - Assessor's Copy

Type of Chimney: Masonry Lined Factory built
Type of Fuel Tank: Direct Vent Indirect
Type of Tank: _____
Size of Tank: _____
Number of Tanks: _____
Distance from Tank to Center of Flame: _____ feet
Cost of Work: \$ ~~2,500.00~~ 60,500
Permit Fee: \$ 570



City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-0501	Date Applied For: 04/28/2005	CBL: 037 C017001
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Location of Construction: 545 Congress St	Owner Name: Hega Realty Trust	Owner Address: 218 East Rd	Phone:
Business Name:	Contractor Name: KDA Development	Contractor Address: PO Box 6799 Scarborough	Phone: (207) 883-3618
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Commercial/ renovate floors 2-5 add 6th flr unit	Proposed Project Description: renovate floors 2-5 add 6th flr unit
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Dept: Zoning Status: Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/10/2005 **Ok to Issue:**

Note: 05/10/05 I talked to Ethan in Planning and he can not release the approved site plan yet - I have done a preliminary review. I requested that the permit be given back to me prior to actual issuance - I need to see where the parking for the newly constructed addition on the 6th floor is located

1) Please be reminded that the parking for the 6th floor and penthouse residential unit shall be kept for the duration of the existing 6th dwelling unit.

2) The approved use for this project is: Basement: retail storage and trash room - First Floor: PAD District - to be retail like and will require separate tenant fit-up permits prior to occupancy - Second Floor: 5 residential dwelling units - Third Floor: 3 res. D.U. - Fourth Floor: 3 res. D.U. - Fifth Floor: 2 res. D.U. - Sixth Floor and penthouse (new construction): 1 residential D.U.

3) As state above, separate permits shall be required for each of the first floor tenant fit-ups. This property is located within a PAD District which restricts first floor uses to retail-like in nature.

4) Separate permits shall be required for any new signage.

5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Status: Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 06/01/2005 **Ok to Issue:**

1) Exterior Deck Structural details and Guard specs must be submitted for review and approval prior to installation.

2) Fire protection system for the linteis must be submitted and approved prior to implementation.

3) Mechanical plans and specs, including a fire separation penetration protection plan must be submitted for approval prior to that phase of construction.

4) Fire Shutters and doors including elevator doors must conform to Section 715 with regard to fire resistance rating and Smoke pressure testing. These products must be reviewed and approved prior to installation.

5) The Special inspection program is being amended to include tables 1704.3 and 1704.4 of the 2003 IBC. David Tetreault has been notified.

6) The areas of new construction must comply with the 2003 International Energy Conservation Code.

7) The overall building height as presented must be 75 feet or less, (See definition), The rooftop structure that allows roof deck access cannot be habitable space or storage and is exempt from the building height. (see section 504.3)

8) The Fire pole shown on the plans is not approved as part of this permit. David Lloyd has been notified.

Dept: Fire Status: Approved with Conditions **Reviewer:** Jay Kelley **Approval Date:** 05/19/2005 **Ok to Issue:**

1) Sprinkler system is installed in accordance with NFPA 13 sprinkler code and installed to specifications

2) All construction is done in accordance with NFPA 101 Life safety Code and built to specifications according to plans

Location of Construction:	Owner Name:	Hega Realty Trust	Owner Address:	218 East Rd	Phone:
Business Name:	Contractor Name:	KDA Development	Contractor Address:	PO Box 6799 Scarborough	Phone: (207) 883-3618
Lessee/Buyer's Name	Phone:		Permit Type:	Additions - Commercial	

Dept: Fire Status: Approved Reviewer: Lt. MacDougal Approval Date: 03/14/2005
 Note: Ok to Issue:

Dept: Planning Status: Approved with Conditions Reviewer: Ethan Macomber Approval Date: 03/22/2005
 Note: As of 3/22/2005, Okay to issue permit for interior demolition work only. Applicant should be advised that a **Ok to Issue:** 10 day appeal period for the approval of the amended subdivision is in effect until Friday, April 1st. Building permit should not be issued until all conditions of approval are met.

Comments: 5/23/2005-mjn:
 I have commenced the review of the building plans and require the following or have the following questions:

- 1) The Spec Book does not list NFPA 252 or UL 10C, as referenced tests for the Side Hinged doors.
- 2) Fire pole. According to the ICC, it's not prohibited but I have some concerns so we should figure out how we're going to provide the highest level of protection we can.
- 3) A.10.A figure 1. Please make sure that the first stairway does not exceed 12 feet from landing to landing.
- 4) Need the Sound transmission classifications for the Floor Ceiling and Party wall assemblies and well as the assemblies that separated the D/V's from the common areas.
- 5) First floor right second means if egress is through and unassigned room, this may conflict with Section 1013.2. Please provide a code justification.
- 6) These plans are being reviewed based on the installation of a full NFPA 13 system. NOT a 13R system.
- 7) Please provide a Code justification for the use of A/D FIREFILM II, and please indicate where it will be used.
- 8) No handrails are shown on the "rear stairway" on A1 and A2. (and other floor plans) Does the Typical on A10.A provide us with the assurance that all stairways will have code compliant handrails?
- 9) Need structurals for exterior porches/balconies with Guard Rail Details.
- 10) Although implied, by the fact that Dave T. stamped the plans, I'm looking for specific commentary that the existing building has been evaluated and will carry the new loads imposed by the vertical expansion.
- 11) Because this is a seismic B, Kenneth Recker's letter does not address the 1614.1.1. Please review.
- 12) Please review Tables 1704.3 and 1704.4 as well as the remainder of Chapter 17. It appears that the statement of special inspections is incomplete

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

Zoning Copy

2004-0207
Application I. D. Number

10/6/2004
Application Date

Winslow Building
Project Name/Description

545 - 546 Congress St, Portland, Maine

Address of Proposed Site

037 C017001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

24,840 s.f.
Proposed Building square Feet or # of Units

Acrage of Site

B3
Zoning

Check Review Required:

Site Plan Subdivision # of lots

Flood Hazard Shoreland Historic Preservation

Zoning Conditional Use (ZBA/PB) Zoning Variance

Fees Paid: Site Plan \$1,325.00 Subdivision \$431.10 Date 1/3/2006

Zoning Approval Status:

Approved Approved w/Conditions Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance

signature _____ date _____

Required Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted

Inspection Fee Paid

Building Permit Issued

Performance Guarantee Reduced

Temporary Certificate of Occupancy

Final Inspection

Certificate Of Occupancy

Performance Guarantee Released

Defect Guarantee Submitted

date _____

amount \$300.00

expiration date _____

date _____

remaining balance _____

signature _____

Conditions (See Attached)

expiration date _____

date _____

signature _____

date _____

signature _____

submitted date _____

amount _____

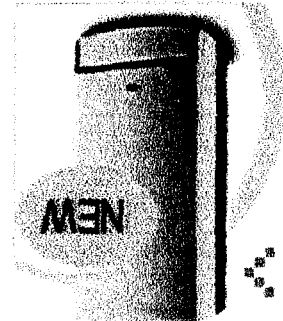
expiration date _____



- Central heating and instantaneous DHW production
- Heat output modulation between 35486 to 105776 btu/hr
- Dimensions: 30.04x17.71x13.58 in.
- DWH flow rate of 3.3 US gpm
- Traditional systems: 86-185°F
- Low temperature and floor systems: 86-113°F
- BAXI patented AFR system for inlet air regulation and efficiency optimization
- Self check
- Outdoor probe option
- Electronic ignition (i)
- Continuous electronic flame modulation
- High efficiency



Luna 310FI



BAXI LUNA
 profits and savings every day
 Agente autorizzato
 MEMBERS OF NORTH AMERICA

BAXI

Marathon International

LUNA 310FI

Installation & Troubleshooting

Notes

Dick Quinn
Quinn Associates
603-860-2849

1. Features

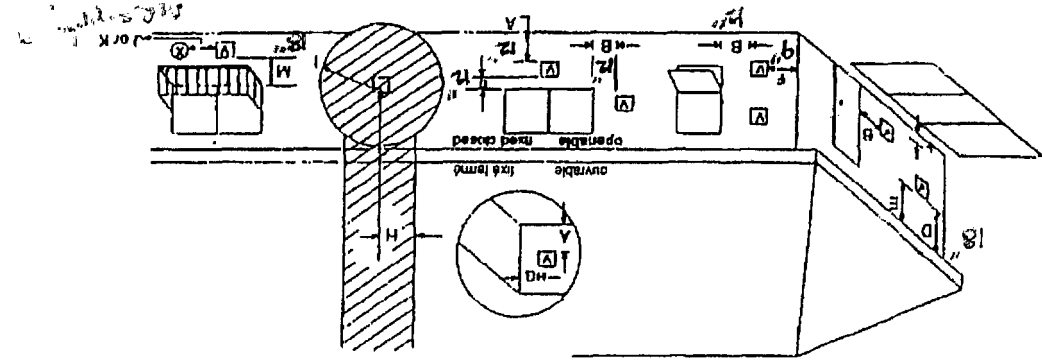
- Wall hung, gas fired, sealed combustion, combination boiler
- Quiet operation with low power consumption
- Small enough to be mounted in a closet. (30H x 18W x 14D)
- Output adjustable from 35,486 BTU/Hr to 105,776 BTU/Hr
- Option for Outdoor Reset control
- Instantaneous domestic hot water with no storage tank 3.3 GPM at 77°F rise.
- User friendly control panel with diagnostic LED's, independent Aquastats for Heat & Domestic Hot Water, Summer/Winter mode to shut heating off during summer months
- Fully modulating gas valve automatically adjusts to meet demand
- Maximum output can be set to meet demand using RMAX Control
- Built-in frost protection (automatically fires boiler and operates the pump whenever the water temp drops to 41°F. Boiler will run until water temp rises to 86°F)
- Built-in pump timer (insures 1 minutes of run time every 24 hours)
- Easily serviced from the front of the unit
- Mounting template and stub-out kit included
- One concentric 90°, One meter of coaxial venting with external termination and trim ring and three clamps included
- Stainless steel burner
- Built-in expansion tank
- Built-in circulating pump
- Built-in air vent
- Built-in relief valve
- Built-in system drain valve
- Built-in manual system fill valve
- Built-in back flow preventor
- Built-in pressure gauge
- Built-in overhear/low water cutoff thermostat

si son support ne s'arrête pas à 7 pieds au-dessus du trottoir, il ne peut pas se terminer sur un trottoir ou sur une voie d'accès privée avec révisions suite entre deux habitations résidentielles individuelles et utilisées par les deux habitations.
 Le permis exclusivement si la véranda, le porche, le sol ou le balcon sont complètement inversés sur au moins deux côtés au-dessus du pavement.
 Remarque: Les Codes et les Règlements locaux pourraient entraîner le terminal de la buse des fumées doit être placé au grand air de façon que sa position permette le déplacement de l'air à tout moment.
 Dans certaines conditions, même le terminal peut dégager du vapeur. Évitez de placer le terminal où cela pourrait déranger.
 Si le terminal est installé à moins de 6,56 ft / 2 m au-dessus d'un endroit accessible aux gens, il est nécessaire d'ajouter une protection.

* a vent shall not terminate directly above a side-walk or paved driveway which is located between two single family dwellings and serves both dwellings unless terminated 7ft above sidewalk.
 ** only permitted if veranda, porch, deck or balcony is fully open on a minimum of 2 sides beneath the floor.
 Note: local Codes or Regulations may require different clearances. The flue terminal must be exposed to the external air and the position must allow the free passage of air across it at all times. In certain weather conditions the terminal may emit a plume of steam. Avoid positioning the terminal where this may cause a nuisance.
 If the terminal is fitted less than 6.56 ft / 2 m above a surface to which people have access, the terminal must be protected by a terminal guard.

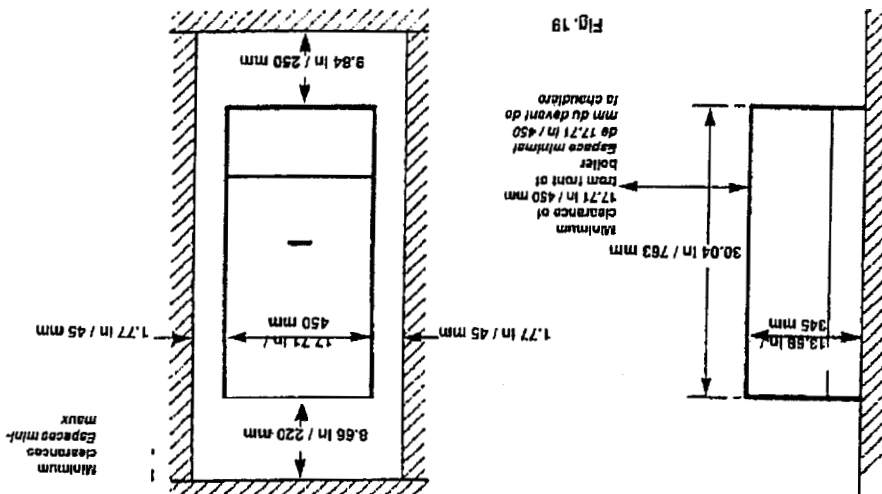
Vent Termination Minimum Clearances - Distances minimales du terminal	
A = 12"	clearances above grade, veranda, porch, deck or balcony - distances au-dessus du terrain, d'une véranda, d'un porche, du sol ou d'un balcon
B = 12"	clearances to window or door that may be opened - distances d'une fenêtre ou d'une porte ouvrables
D = 18"	vertical clearance to ventilated soffit located above the terminal within a horizontal distance of 2 feet (60 cm) from the centre line of the terminal - distance verticale d'un linteau placé au-dessus du terminal à la distance horizontale de 2 ft. (60 cm) au maximum de la ligne centrale du terminal
E = 18"	clearance to unventilated soffit - distance d'un linteau non ventilé
F = 9"	clearance to outside corner - distance d'un angle externe
G = 6"	clearance to inside corner - distance d'un angle interne
H = 4 ft. (U.S.A.) 3 ft. (Canada)	not to be installed above a gas meter/regulator assembly within H horizontally from the centre line of the regulator - à ne pas installer au-dessus d'un compteur du gaz / du raccord d'un limiteur placés à 3 ft. (90 cm) calculés en horizontal de la ligne centrale du limiteur
I = 3 ft. (U.S.A.) 6 ft. (Canada)	clearance to service regulator vent outlet - distance de la sortie du conduit d'un limiteur de service
J = 9" (U.S.A.) 12" (Canada)	clearance to non-mechanical air supply inlet to building or the combustion air inlet to any other appliance - distance d'une prise d'air non-mécanique de l'édifice ou d'une prise d'air de combustion pour d'autres appareils
K = 3 ft. (U.S.A.) 6 ft. (Canada)	clearance to a mechanical air supply inlet - distance d'une prise d'air méchanique
L = 7 ft.	clearance above paved side-walk or a paved driveway located on public property - distance d'un trottoir pavé ou d'une allée d'accès pavés sur le sol publique
M = 18"	clearance under veranda, porch, deck or balcony - distance au-dessus d'une véranda, d'un porche, du sol ou d'un balcon

Fig. 18 V = VENT TERMINAL X = AIR SUPPLY INLET = ZONE WHERE TERMINAL IS NOT PERMITTED

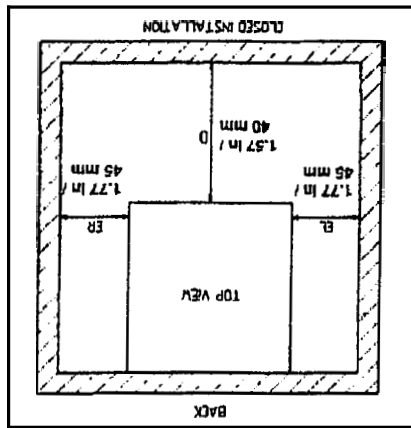


3.5 FLUE TERMINAL LOCATION - Fig. 3.5 PLACEMENT DU TERMINAL DE LA BUSE - Fig. 16 EN CONFORMITE AVEC CGA B149

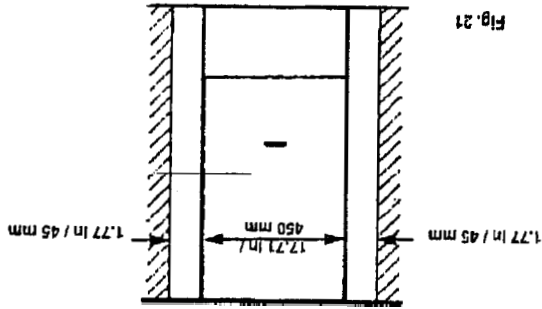
4.2 CLEARANCES REQUIRED FOR SERVICING - Fig. 19



4.1.1 CLEARANCES REQUIRED FOR CLOSED INSTALLATION



4.1.2 CLEARANCES FOR COMBUSTIBLES



IMPORTANT:

- The boiler must not be installed on carpeting.
- Keeping boiler area clear and free from flammable vapors and liquid.

IMPORTANT:

- Ne stockez pas de produits inflammables à proximité de la chaudière.
- N'installez pas la chaudière sur un tapis ou une moquette.

Sommet et fond 0" (pouces) / 0 mm avec un matériel résistant au feu, entre le ballon et les matériaux combustibles.

Top and bottom 0 in / 0 mm with a fire-resistant material between the boiler and the combustibles material.

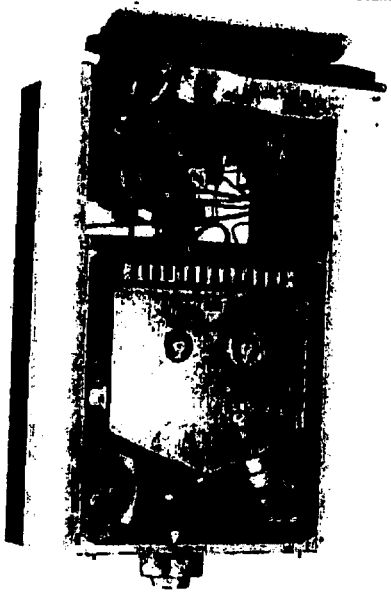
BAXI S.p.A.

VOLT 120

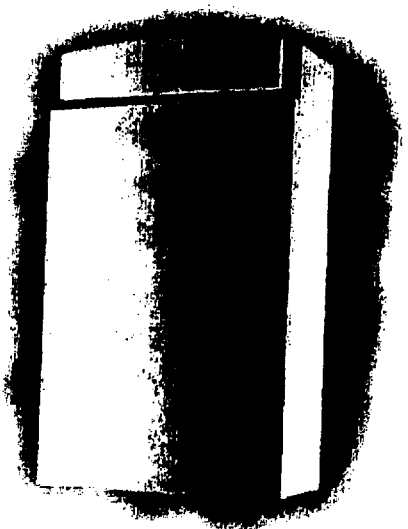
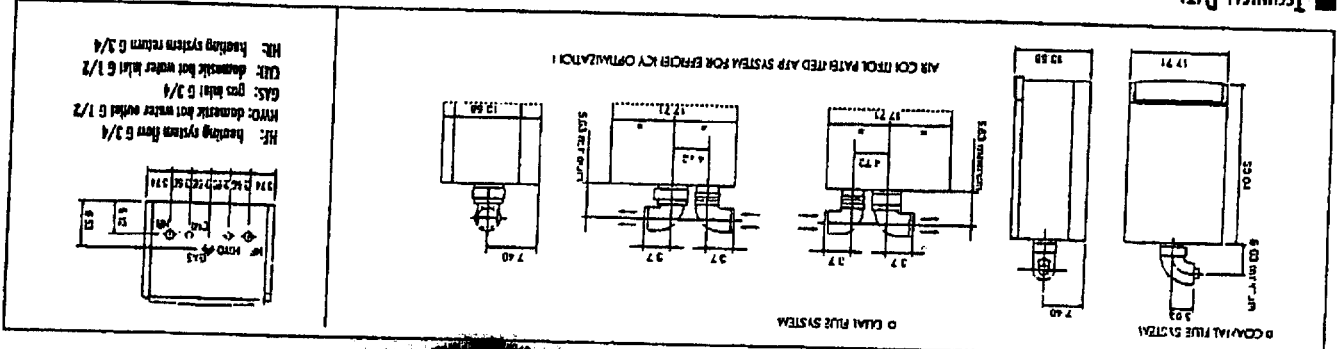
1815 Steeles Road - Mississauga Ontario L4V 1P9 - CANADA
 Tel: 800-461-4657 - www.wallhungboilers.com

INTERNATIONAL DISTRIBUTION

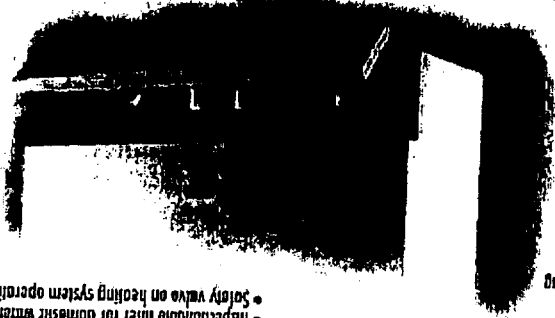
DESCRIPTION		DIM. PRODUCTION	
Rated heat input	kw/h	126249	ALMA 310F
Rated heat output	kw/h	45040	
Rated heat output	kw/h	105276	
Rated heat output	kw/h	35488	
Minimum capacity domestic hot water flow rate	l/min	0.55	
Maximum pressure on DHW system	psi	2.9	
Maximum pressure on DHW system	psi	116	
Maximum pressure on DHW system	psi	30.04	
Maximum pressure on DHW system	psi	17.21	
Maximum pressure on DHW system	psi	19.58	
Maximum pressure on DHW system	psi	2.36-3.93/3.14	
Maximum pressure on DHW system	psi	90	
Maximum pressure on DHW system	psi	120	
Maximum pressure on DHW system	psi	60	
Maximum pressure on DHW system	psi	547160	
Maximum pressure on DHW system	psi	547160	



TECHNICAL DATA



- FEATURES**
- Electronic flame modulation
 - Electronic ignition
 - COAFORT position
 - Temperature control by HTC probes (310F)
 - Stainless steel DHW heat exchanger (310F)
 - Stainless steel burner
 - Circulating pump with built-in vent
 - Gas valve with continuous modulation on heating and DHW systems
 - Gas pressure governor
 - Automatic by-pass
 - Radio interference filtering system
 - Pump overrun
 - Anti-frost device
 - On heating draft
 - Outdoor probe option



- SAFETY DEVICES**
- Electronic temperatures control by HTC probes
 - Self check automatic control system
 - Overheat limit thermostat
 - Gas control electronic panel
 - Differential pressure switch to ensure safe discharge of flue products (1.310F, 310F)
 - Differential pressure switch to prevent boiler operating in the event of low water or blocked pump
 - System to prevent pump sticking operating every 24 hours
 - Inspectable filter for domestic water inlet
 - Safety valve on heating system operating at 43 psi

Gas-fired wall hung boilers

ALMA

FOR RESIDENTIAL APPLICATIONS

P. 4/9 Res.

BAXI

LUNA 310 FI

High efficiency gas fired wall mounted combination boiler

Chaudière murale à gaz à rendement élevé

Installation and servicing instructions
Notice d'installation et d'entretien



BAXI s.p.a., one of the leading European enterprises to produce central heating and hot water devices for domestic use (wall-mounted gas-operated boilers, floor-standing boilers, electrical water-heaters and solar heating plates) has obtained the QSC certificate of conformity to the UNI EN ISO 9001 norms. This certificate guarantees that the Quality System applied at the **BAXI s.p.a.** factory in Bassano del Grappa, where your boiler was produced, meets the standards of the UNI EN ISO 9001 norm, which is the strictest and concerns all organization stages and operating personnel involved in the production and distribution processes.



BAXI s.p.a., l'une des entreprises leader en Europe dans la production d'appareils de chauffage et sanitaires à usage domestique (chaudières murales à gaz, chaudières au sol, chauffe-eau électriques, plaques de chauffage en ailettes), a obtenu la certification QSC de conformité aux normes UNI EN ISO 9001. Ce certificat assure que le Système de Qualité en usage appliqué en usine, satisfait la plus stricte des normes - certifiée la UNI EN ISO 9001 - qui concerne tous les stades d'organisation et le personnel impliqué dans les phases de production et de distribution.

2.3 COMPONENTS

Burner (15 blade)	Stainless Steel
Main Heat exchanger	Copper
DHW Heat exchanger	Stainless Steel
Injectors natural gas (A)	1.28 mm
Injectors LPG gas (B)	0.90 mm
Pump	Grundfos UPS 15-62/BX AO
Flue - Outer Duct	Epoxy coated
Flue - Inner Duct	Aluminium
Fan	MVL RLG 97/340U - 3030LH
Gas Valve	SIT 837 TANDEM
Air Pressure Switch	Tridelta
Director Valve	Baxi

2.4 INSTALLATION

Minimum Clearances for Servicing	
Top	8.66 in / 220 mm
Bottom	9.84 in / 250 mm
Sides	1.77 in / 45 mm
Front	17.71 in / 450 mm
Flue Terminal Size Concentric System	3.93 in / 100 mm
Flue Terminal Size 2-Pipe Flue System	3.14 in / 80 mm
Flue Terminal Protruding	4.52 in / 115 mm
Lift Weight	90 lb / 41 kg

2.4 INSTALLATION

Espaces minimums pour l'entretien	
en haut	8,66 in / 220 mm
en bas	9,84 in / 250 mm
côtés	1,77 in / 45 mm
devant	17,71 in / 450 mm
Dimensions terminal buse fumées concentrique	3,93 in / 100 mm
Dimensions terminal buse fumées à 2 conduites	3,14 in / 80 mm
Surplomb du terminal buse fumées	4,52 in / 115 mm
Poids de soulèvement	90 lb / 41 kg

2.5 GENERAL

Dimensions	Height	30.04 in / 763 mm
	Width	17.71 in / 450 mm
	Depth	13.58 in / 345 mm
Gas Connection		3/4"
Primary Water Content	(Can) 0.33 Gal / 1.5 l	
	(USA) 0.40 Gal / 1.5 l	
Air Duct Diameter		3.93 in / 100 mm
Flue Duct Diameter		2.36 in / 60 mm

2.5 DONNÉES GÉNÉRALES

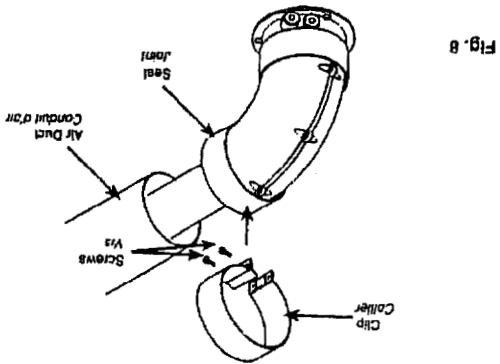
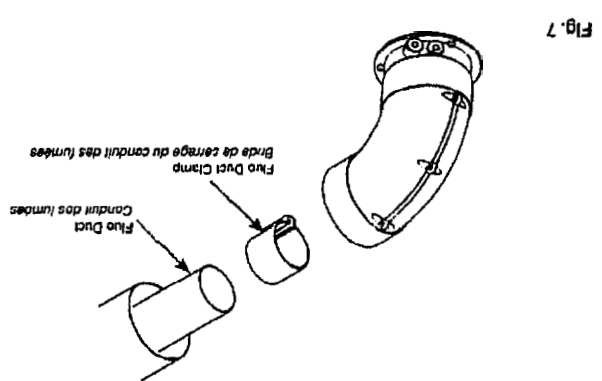
Dimensions	Hauteur	30,04 in / 763 mm
	Largeur	17,71 in / 450 mm
	Profondeur	13,58 in / 345 mm
Connexion gaz		3/4"
Contenance d'eau primaire	(Can) 0,33 Gal / 1,5 l	
	(USA) 0,40 Gal / 1,5 l	
Diamètre conduit d'air		3,93 in / 100 mm
Diamètre buse fumées		2,36 in / 60 mm

2.6 ELECTRICAL

Supply	120 V 60 Hz
Power Consumption	547 Btu / h - 160 W
Internal Fuse	F 3,15 A
Electrode Spark Gap	2.5 to 3.5 mm

2.6 DONNÉES ÉLECTRIQUES

Alimentation	120 V 60 Hz
Consommation de courant	547 Btu / h - 160 W
Fusible interne	F 3,15 A
Ecartement pointes électrodes	de 2,5 à 3,5 mm



Flue Options

1. The Baxi boiler can be fitted with flue systems as illustrated.

2. The standard flue is suitable only for horizontal applications.

3. Maximum permissible equivalent flue lengths are:-

Concentric	4m
Vertical	4m

4. Any additional "in line" bends in the flue system must be taken into consideration.

Their equivalent lengths are:-

Concentric Pipes:	45° bend	0.5 metres
	90° bend	1.0 metres

The elbow supplied with the standard horizontal flue is not included in any equivalent length calculations

5. The illustrations opposite show examples of maximum equivalent lengths.

6. Instructions for guidance and fitting are included in each kit.

1. La chaudière Baxi peut être équipée des options d'évacuation des fumées illustrées ci-contre.

2. Le conduit standard ne convient que pour les applications horizontales.

3. Les longueurs équivalentes maximales admises pour le conduit des fumées sont :-

Conduits concentriques	4 m
Conduits verticaux	4 m

4. Il faut prendre en compte les coudes éventuellement montés "en ligne" dans le système d'évacuation des fumées. Leurs longueurs équivalentes sont :-

Conduits concentriques :	Coude de 45°	0,5 mètre
	Coude de 90°	1,0 mètre

Le code fourni avec le conduit des fumées horizontal standard n'est pas pris en compte dans les calculs des longueurs équivalentes.

5. Les figures ci-contre donnent des exemples de longueurs équivalentes maximales.

6. Les instructions de montage sont incluses dans chaque kit.

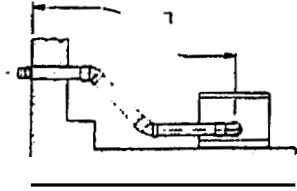
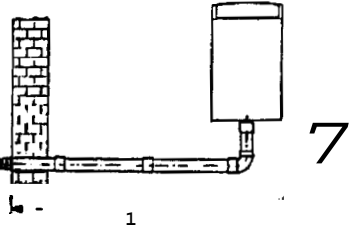
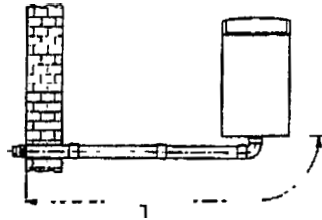
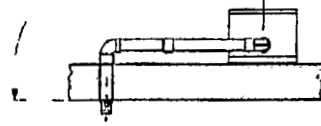


Fig. 9a

