

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-1364	Issue Date:	CBL: 163A C021001
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Location of Construction: 9 MORSE ST	Owner Name: MZ PROPERTIES LLC	Owner Address: 126 UNDERWOOD RD	Phone:
Business Name:	Contractor Name: All Aspects Plumbing & Heating	Contractor Address: PO Box 10462 Portland	Phone: 2076322857
Lessee/Buyer's Name	Phone:	Permit Type: HVAC	Zone: R-5

Past Use: Duplex	Proposed Use: Duplex - install (2) Baxi Luna 310fi wall mounted boiler	Permit Fee: \$140.00	Cost of Work: \$12,000.00	CEO District:
		FIRE DEPT: <i>N/A</i> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>Major Gas Laws</i> Type: <i>SO</i>	

Proposed Project Description: install (2) Baxi Luna 310fi wall mounted boiler	Signature:	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: Idobson	Date Applied For: 10/29/2010	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>[Signature]</i>	Date:	Date: <i>[Signature]</i>

PERMIT ISSUED

NOV 19

City of Portland

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

City of Portland, Maine - Building or Use Permit

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Business Name:	Contractor Name: All Aspects Plumbing & Heating	Contractor Address: PO Box 10462 Portland	Phone: (207) 632-2857
Lessee/Buyer's Name	Phone:	Permit Type: HVAC	

Proposed Use: Duplex - install (2) Baxi Luna 310fi wall mounted boiler	Proposed Project Description: install (2) Baxi Luna 310fi wall mounted boiler
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 11/01/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Jonathan Rioux	Approval Date: 11/19/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 2) The installation must comply with the State of Maine Gas Regulations.			

PERMIT ISSUED

NOV 19 2010

City of Portland



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

PERMIT ISSUED

NOV 7 9

City of Portland

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 9 MORSE ST. 163 AC 21 Units A & B Use of Building DUPLEX Date 10/29/10

Name and address of owner of appliance MIKE BOSSNEAD

Installer's name and address ALL ASPECTS PLUMBING AND HEATING

Telephone 207-632-2857

Location of appliance:

- Basement
- Floor
- Attic
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: (2) BAYZ LUVA 30FZ

U.L. Approved Yes No

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

IF NO Explain:

The Type of License of Installer:

- Master Plumber # _____
- Solid Fuel # _____
- Oil # _____
- Gas # PNT 2080
- Other _____

Type of Chimney:

- Masonry Lined
Factory built _____
- Metal
Factory Built U.L. Listing # _____
- Direct Vent
Type CONCENTRIC PUL UL# _____

Type of Fuel Tank

- Oil
- Gas (UNDER)

Size of Tank N.A.

Number of Tanks N.A.

Distance from Tank to Center of Flame N.A. feet.

Cost of Work: \$ 12,000.00

Permit Fee: \$ _____

Approved

Fire: _____

Ele.: _____

Bldg.: _____

Signature of Installer

Approved with Conditions

- See attached letter or requirement

Inspector's Signature

Date Approved

White - Inspection Yellow - File Pink - Applicant's Gold - Assessor's Copy

RECEIVED
out
SEP 29 2010
Dept. of Building Inspections
City of Portland, Maine



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

10-29 20 10

Received from All Aspects

Location of Work 9 Moose

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 140

Building (I1) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other 1104C

CBL: 163A C21

Check #: 2732

Total Collected \$ 140

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

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 in producing central heating and hot water devices for domestic use (wall-mounted gas-operated boilers, floor-standing boilers, electrical water-heaters and steel heating panels) 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 Besenigo del Grappa, where your boiler was produced, meets the standards of the UNI EN ISO 9001 norms, which is the strictest and concerns all organization stages and operating personnel involved in the production and distribution processes.



BAXI S.p.A., l'una 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 chauffe en acier), a obtenu la certification CSQ de conformité aux normes UNI EN ISO 9001. Ce certificat assure que le Système de Qualité en usage aux usines **BAXI S.p.A.** de Besenigo del Grappa est l'un a posséder cette certification, laquelle le plus sévère des normes - l'UNI EN ISO 9001 - qui concerne tous les stades d'organisation et le personnel impliqué de la production et distribution.

2. Technical data

2.1 PERFORMANCE

Central Heating		MAX		MIN
		0+2000 Ft 0+610 m	2000+4500 Ft 610+1370 m	
Heat Input (Gross)	Btu/h	126 249	120 107	45 040
	kW	37	35.2	13.2
Heat Output (modulating)	Btu/h	105 776	100 658	35 486
	kW	31	29.5	10.4
Burner Pressure Setting natural gas (A)	p.s.i.	0.203	0.186	0.0261
	mbar	14.0	12.8	1.8
Gas Rate natural gas (A)	ft ³ /h	124.2	118.2	44.5
	m ³ /h	3.52	3.35	1.26
Burner Pressure Setting LP gas (E)	p.s.i.	0.3541	0.3338	0.0479
	mbar	24.4	23.0	3.3
Gas Rate LP gas (E)	ft ³ /h	49.0	46.6	17.29
	m ³ /h	1.39	1.32	0.49
CH Water Temp. (Approx.)	°F	185		
	°C	85		

Domestic Hot Water		MAX		MIN
		0+2000 Ft 0+610 m	2000+4500 Ft 610+1370 m	
Heat Input (Gross)	Btu/h	126 249	120 107	45 040
	kW	37	35.2	13.2
Heat Output (modulating)	Btu/h	105 776	100 658	35 486
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	m ³ /h	3.52	3.35	1.26
Burner Pressure Setting LP gas (E)	p.s.i.	0.3541	0.3338	0.0479
	mbar	24.4	23.0	3.3
Gas Rate LP gas (E)	ft ³ /h	49.0	46.6	17.29
	m ³ /h	1.39	1.32	0.49
Flow Rate (Can) at 63°F/15°C Rise (USA)	G.P.M.	2.8		
	G.P.M.	3.3		
	l/m	12.7		
Outlet Water Temp. (Approx.)	°F	149		
	°C	65		

2.2 SYSTEM

Central Heating (Sealed System)	
Max System Pressure	43 p.s.i. / 3 bar
Min System Pressure	7.25 p.s.i. / 0.5 bar
Max System Temperature	185°F / 85°C
Pressure Relief Valve Setting	43 p.s.i. / 3 bar
Expansion Vessel Size (pre-charge press.)	2.2 Gal / 10 l at 11.6 p.s.i. / 0.8 bar
Flow Connection	3/4" / 22.2 mm
Return Connection	3/4" / 22.2 mm
Relief Valve Connection	1/2" / 15.9 mm
Recommended System Pressure (cold)	21.7 p.s.i. / 1.5 bar

Domestic Hot Water	
Max Mains Inlet Pressure	116 p.s.i. / 8 bar
Min Mains Water Pressure	2.9 p.s.i. / 0.2 bar
Min DHW Flow Rate (Can) (USA)	0.55 GPM / 2.5 l/min 0.66 GPM / 2.5 l/min
Mains Inlet Connection	1/2" / 15.9 mm
DHW Outlet Connection	1/2" / 15.9 mm
Max DHW Temperature	149°F / 65°C
DHW Water Consent (Can) (USA)	0.05 Gal / 0.23 l 0.06 Gal / 0.23 l

2. Données Techniques

2.1 PERFORMANCE

Chauffage central		MAX		MIN
		0+2000 Ft 0+610 m	2000+4500 Ft 610+1370 m	
Débit calorifique (gross)	Btu/h	126 249	120 107	45 040
	kW	37	35.2	13.2
Puissance utile (modulée)	Btu/h	105 776	100 658	35 486
	kW	31	29.5	10.4
Valeurs de pression au brûleur Gaz naturel (A)	p.s.i.	0.203	0.186	0.0261
	mbar	14.0	12.8	1.8
Débit de gaz Gaz naturel (A)	ft ³ /h	124.2	118.2	44.5
	m ³ /h	3.52	3.35	1.26
Valeurs de pression au brûleur Gaz LP (E)	p.s.i.	0.3541	0.3338	0.0479
	mbar	24.4	23.0	3.3
Débit de gaz Gaz LP (E)	ft ³ /h	49.0	46.6	17.29
	m ³ /h	1.39	1.32	0.49
Temp. de l'eau circuit chauffage (approx.)	°F	185		
	°C	85		

Eau chaude sanitaire		MAX		MIN
		0+2000 Ft 0+610 m	2000+4500 Ft 610+1370 m	
Débit calorifique (gross)	Btu/h	126 249	120 107	45 040
	kW	37	35.2	13.2
Puissance utile (modulée)	Btu/h	105 776	100 658	35 486
	kW	31	29.5	10.4
Valeurs de pression au brûleur Gaz naturel (A)	p.s.i.	0.203	0.186	0.0261
	mbar	14.0	12.8	1.8
Débit de gaz Gaz naturel (A)	ft ³ /h	124.2	118.2	44.5
	m ³ /h	3.52	3.35	1.26
Valeurs de pression au brûleur Gaz LP (E)	p.s.i.	0.3541	0.3338	0.0479
	mbar	24.4	23.0	3.3
Débit de gaz Gaz LP (E)	ft ³ /h	49.0	46.6	17.29
	m ³ /h	1.39	1.32	0.49
Débit d'eau avec Δt (Can) 63°F/15°C (USA)	G.P.M.	2.8		
	G.P.M.	3.3		
	l/m	12.7		
Température de l'eau sanitaire (approx.)	°F	149		
	°C	65		

2.2 CIRCUIT

Chauffage central (circuit étanche)	
Pression maximale du circuit	43 p.s.i. / 3 bar
Pression minimale du circuit	7.25 p.s.i. / 0.5 bar
Température maximale du circuit	185°F / 85°C
Tarage soupape de pression	43 p.s.i. / 3 bar
Dimensions du vase d'expansion (pression avant le remplissage)	2.2 Gal / 10 l à 11.6 p.s.i. / 0.8 bar
Connexion départ	3/4" / 22.2 mm
Connexion retour	3/4" / 22.2 mm
Connexion soupape de pression	1/2" / 15.9 mm
Pression du circuit recommandée (à froid)	21.7 p.s.i. / 1.5 bar

Eau chaude sanitaire	
Pression maximale d'entrée eau du réseau	116 p.s.i. / 8 bar
Pression minimale eau du réseau	2.9 p.s.i. / 0.2 bar
Débit min. ECS (Can) (USA)	0.55 GPM / 2.5 l/min 0.66 GPM / 2.5 l/min
Connexion d'entrée du réseau	1/2" / 15.9 mm
Connexion de sortie ECS	1/2" / 15.9 mm
Température max. ECS	149°F / 65°C
Consommance ECS (Can) (USA)	0.05 Gal / 0.23 l 0.06 Gal / 0.23 l

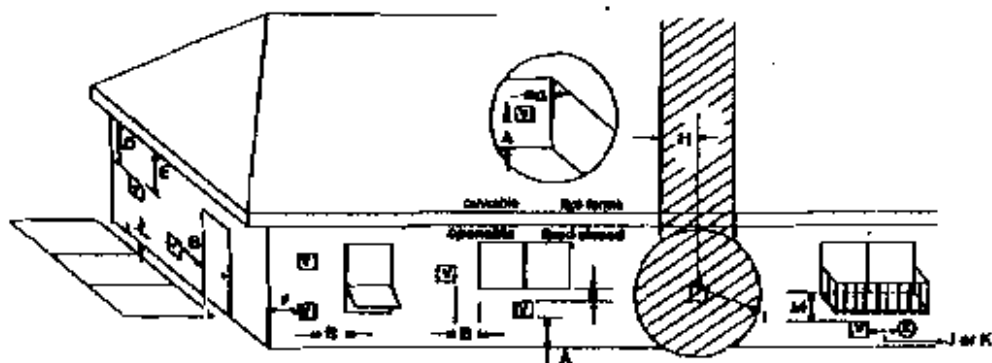


Fig. 16

Y = VENT TERMINAL
= TERMINAL COMBUSTION AIR

X = AIR SUPPLY INLET
= PRISE D'AIR

[Hatched Area] = AREA WHERE TERMINAL IS NOT PERMITTED
= ZONE INTERDITE AU PLACEMENT DU TERMINAL

Vent Termination Minimum Clearances - Distances minimales du terminal	
A = 12"	clearance 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"	clearance in window or door that may be opened - distances d'une fenêtre ou d'une porte ouvrables
U = 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 intrados 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 intrados 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 mécanique
L = 7 ft.	clearance above paved sidewalk or a paved driveway located on public property - distance d'un trottoir pavé ou d'une allée d'accès pavée placés sur le sol public
M = 18"	clearance under veranda, porch, deck or balcony - distances au-dessous d'une véranda, d'un porche, du sol ou d'un balcon

* a vent shall not terminate directly above a sidewalk 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 fixed less than 6.56 ft / 2 m above a surface to which people have access, the terminal must be protected by a terminal guard.

* si un tuyau 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 pavée avec recouvrement simple entre deux habitations résidentielles individuelles et utilisée par les deux habitations.

** permis exclusivement si la véranda, le porche, le sol ou le balcon sont complètement ouverts 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.

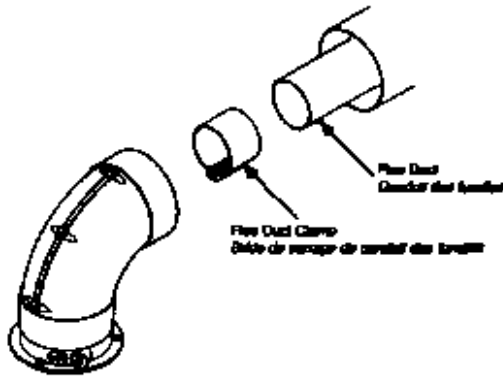


Fig. 7

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 calculation.

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

6. Instructions for packing and firing are included in each kit.

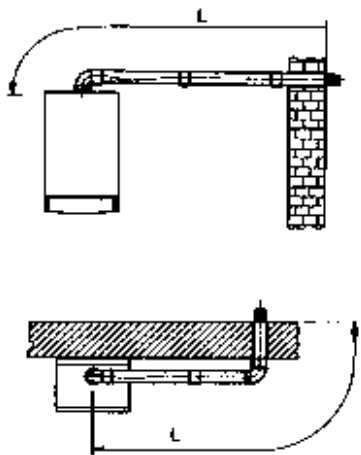


Fig. 9a

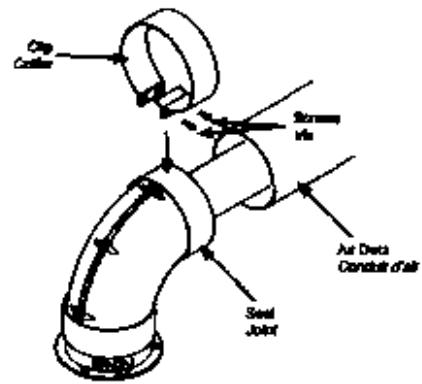


Fig. 8

Options pour l'évacuation des fumées

1. La chaudière Baxi peut être équipée des options d'évacuation des fumées illustrées ci-contre.
2. Le conduit standard est convient que pour les applications horizontales.
3. Les longueurs équivalentes maximales admissibles 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 :-

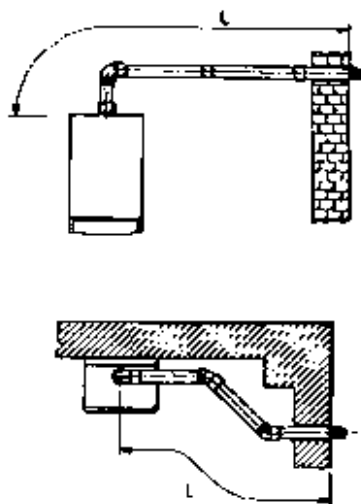
Conduits concentriques :

Coude de 45°	0,5 mètre
Coude de 90°	1,0 mètre

Le coude 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.



4.2 CLEARANCES REQUIRED FOR SERVICE - Fig. 19

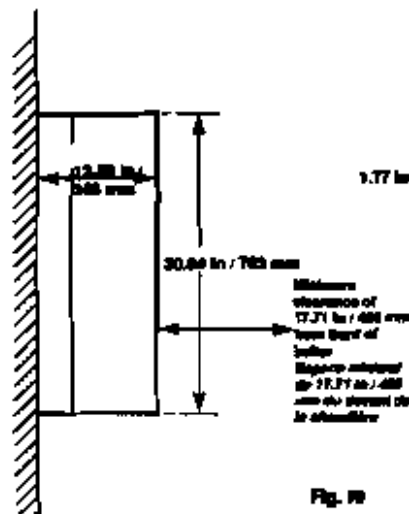
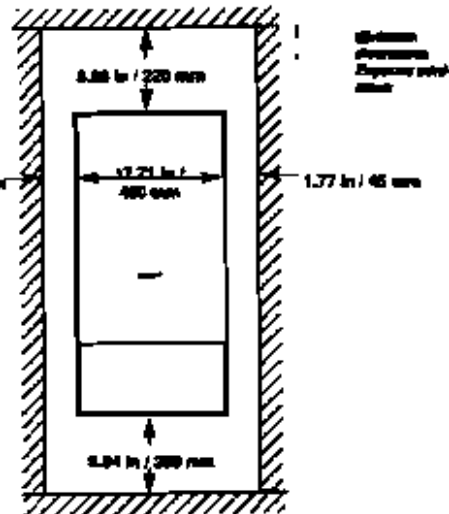


Fig. 19

4.2 ESPACES NÉCESSAIRES POUR L'ENTRÉE - Fig. 19



4.2.1 CLEARANCES REQUIRED FOR CLOSET INSTALLATION

4.2.1 ESPACES NÉCESSAIRES POUR L'INSTALLATION DANS UN DÉRARRAS

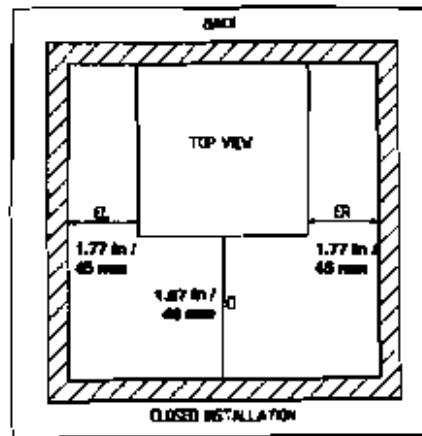
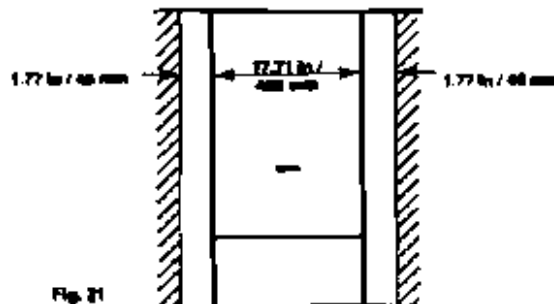


Fig. 20

4.2.2 CLEARANCES FOR COMBUSTIBLES

4.2.2 ESPACES LAISSÉS POUR DES COMBUSTIBLES



Top and bottom 0 in / 0 mm with a non-combustible material between the boiler and the combustion material.

Fig. 21

Clearance of least 6" (152 mm) / 0 mm from the boiler cabinet for the air, entry to boiler of the combustion material.

IMPORTANT:

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

IMPORTANT:

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