

## ICCAssn USE OF AND MODIFICATIONS to Unit FIREPLACES/CHIMNEYS:

Policy proposed February 2023; initiated March 2023

Recognizing the desire of some owners to modify their units, for reasons which may include benefits to health, and/or increasing the energy efficiency, comfort and value of their unit and their community as typically conveyed by such modifications, and accommodating this desire within the context of the community's design standards, the Indian Creek Condominium Association establishes this policy to clarify use of and approvable modification of Unit original fireplaces. Please use this guideline when you seek approval from the Board for conversion of a Unit original wood burning fireplace to an alternate fired appliance.

1. Indian Creek original Unit fireplaces are designed as open hearth wood-burning amenities. The original chimney block and liner construction, cap, exterior surround, flue and related plenum spaces are defined as Limited Common Elements, and are accordingly Association responsibility to maintain. Chimneys of original fireplaces in current or possible use shall be inspected annually and cleaned as necessary, preferably before the heating season, at Association expense. The interior of the fireplace proper below the flue, with surround materials, decorative faces, mantel, protective fire screen, hearth treatment and the like within the unit, are Unit owner's responsibility to maintain in good working order and modifications of such elements for appearance and taste shall accord with local fire safety code for materials and distances.
2. Original fireplaces should be burning seasoned or kiln-dried hardwood to minimize potential buildup of creosote within the chimney [State of Vermont Division of Fire Safety, Code Information Sheet January 2007]. Burning seasoned or kiln-dried hardwood also may reduce incidental smoke disturbance to neighboring units through open windows or on decks as can sometimes occur in downdraft conditions. Do not burn liquid fuels, pine boughs, seasonal greens or paper. Firewood may be stored within the Unit garage; it may not be stored on any outside Common area.
3. Original fireplaces may be converted to use a natural gas fireplace insert or gas fired decorative stove. Such appliances should be listed by a testing laboratory and must be professionally installed according to the specific device installation instructions and local codes. Electrical services may be required to provide an appropriate outlet to power a device pilot and thermostat. Exterior gas piping and related provisions of materials and labor to run a gas line to the fireplace conversion appliance are the financial responsibility of the unit owner and must comply with the ICCA Policy on Natural Gas Installation. Please get Board approval in advance of scheduling conversion of an original fireplace to gas fired appliance, including the approval required for design of the related Natural Gas Installation.
4. Gas fireplace insert/decorative gas stove conversions of an original fireplace automatically require professional installation of appliance-specific code-compliant chimney liner(s) and cap within the existing chimney structure; these conversion elements along with the fireplace conversion appliance become responsibility of the Unit owner to annually inspect, maintain, replace or repair as may be needed. The original chimney block construction and exterior surround remain as Limited Common Elements to be maintained, repaired or replaced as may be necessary by the Association.
5. Original fireplaces may not be converted to alternate wood-burning formats such as wood stoves, pellet stoves, or wood fireplace inserts. Wood fired conversion appliances [e.g. woodstoves] as may still exist at ICCA should be restored to original fireplace status or changed out to an accepted gas-fired application. In the interest of keeping Master Policy Insurance coverage and expense as competitively available as possible for the Association, wood stoves and similar wood-fired devices can no longer be supported in light of significantly higher premium costs associated with such appliances by major Insurance carriers.