

**AVENBURY LAKES
BUILDINGS & GROUNDS COMMITTEE
SAVINGS & SAFETY TIPS**

#13

HEATING WITH HIGH EFFICIENCY GAS FURNACE

Heating With High Efficiency Gas Furnaces:

All residents in Avenbury Lakes have homes that were built since 1999. They are all heated with a natural gas furnace that is rated at 90% efficiency. That's good!

These high efficiency furnaces do not use any air from within your home for combustion within the natural gas furnace in order to keep you warm. They get their combustion air from outside and also exhaust to the outside. That's also very good!

There is one thing though that you need to check on and not change (unless you discover that you have a problem or think you might have a problem). In either case, make sure you contact a licensed, certified heating contractor to give you a professional opinion before doing anything.

Here's what you need to look for:

All homes in Avenbury Lakes have a combustion air intake pipe and a flue gas pipe 2-3 inches in diameter. If you have a basement, these pipes could be on either side of your home or in the back. If you do not have a basement, these pipes will exit through the roof. A few homes will have what looks like one funnel shaped pipe which is really two pipes within a special fitting known as a concentric.

A word of caution: Homes with two exit pipes should always have the flue gas pipe above the intake combustion air pipe. Pipes facing in opposite directions, close to or at the same level, could cause the furnace to bring back flue gasses along with clean combustion air into the furnace. Not a good situation at all!

Another word of caution: Do not lengthen, shorten or put any screening of any kind over any style of flue gas or combustion air piping (including your water heater flue pipe). It's also a good idea to check occasionally during the winter and keep snow drifts from covering or partially blocking the pipes.

Please! If you have any questions about your piping, don't be a do-it-yourselfer. Call a licensed, certified heating professional who is trained in proper venting and combustion air piping.

The Business Office has a list of contractors and volunteers that can address any of the above concerns if needed.