

TANKLESS WATER HEATER RULES

**RULE RELATING TO INSTALLATION/MAINTENANCE OF ELECTRIC
TANKLESS WATER HEATERS**

General Rule : The future installation and the future use of existing electric tankless water heater in any unit in the condominium unit is prohibited, subject to the following;

- I. **Future and Pending Installations;** No tankless water heater(s) having a total loaded draw of 50 amperes or more shall be installed in any unit currently having a 100 amp electric service entrance unless the unit owner shall, at his cost, increase the service entrance to not less than 150 amperes and update the unit's breaker panel accordingly. Any such modification and installation shall comply with current electrical codes. Any such modification and installation shall require prior Board approval and a permit and inspection by the City of Hallandale Beach, FL. Any such modification and installation must comply with the Contractor Rules and Procedure to Obtain Approval to Commence Construction/Renovation of Individual Units, adopted by the Board on January 4, 2012.
- II. **Installations Currently in Use;** Any unit owner of a unit in which one or more tankless water heaters are currently in use is required to file in the condominium office on or prior to March 1, 2012, a true and correct copy of a permit issued by the City of Hallandale Beach, Florida, showing that each such installation was done pursuant to applicable Florida Codes and was properly inspected. This requirement shall apply even though such installation was performed by a prior owner of the unit. Failure to comply with this mandate shall result in the following;
 - a.) Within 10 days after March 1, 2012, the unit owner shall discontinue use of the tankless water heater and shall commence proceedings to replace it with a standard tanked water heater, OR
 - b.) Within 10 days after March 1, 2012, the unit owner shall discontinue use of the tankless water heater and shall commence proceedings to increase the electrical service entrance of the unit to a minimum of 150 amps and update his breaker panel, at his own cost; OR
 - c.) No later than March 1, 2012, shall provide satisfactory proof that he has already upgraded the electrical service entrance to a minimum of 150 amps and upgraded his breaker panel accordingly and that such modifications were done according to current code and by permit issued by the City of Hallandale Beach, Florida. If the current unit owner fails to comply with this section, he shall comply with subsection (a), above.

All modifications and/or installations required by Section II hereof shall require prior Board approval, City permits and compliance with the Contractor Rules and Procedures as set forth in Section I, above.

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