

PERFORMANCE STANDARDS MANUAL ADDENDUM

Section 13 HVAC

Inadequate Heating

13.2 Issue: Insufficient heat.

Performance Standard: The builder shall install a heating system capable of maintaining an inside temperature of 70 degrees Fahrenheit when outside temperature is 5 degrees Fahrenheit in original finished living area in home completed by builder or per current ACCA Manual J heating standard and including any future amendments to the ACCA Manual J standard.. Examples of unfinished living space are basements, garages, attic space, patio enclosures, etc. An approximate 6 degree temperature swing in different rooms and/or floors is considered acceptable.

Homeowner's Maintenance Obligation: It is the homeowner's responsibility to periodically adjust dampers and registers and make any other airflow balance adjustments and to see that routine maintenance is performed on the system. The homeowner should change filters monthly and run the fan to balance extreme temperatures.

Builder's Obligation: (a) The warm air heating installation shall be made in compliance with the standards, practices, and methods set forth in the current manuals of the National Environmental Systems Contractors/Sheet Metal & Air Conditioning Contractor's National Association (NESCA), which represents the national standards of warm air heating industry, and in compliance with all local municipal codes; (b) heat loss and heat gain calculations shall be made from the plans and specifications of the specific structure in accordance with manual "J", the current edition, for equipment selection, and the air distribution system designed and installed in accordance with what is currently manual "D"; and (c) gas furnaces used shall be approved by the American Gas Association and bear the AGA seal of approval. Oil and electric furnaces and heat pumps shall be approved by Underwriters Laboratories and bear the UL seal of approval; (d) each individual room supply register shall be equipped with a damper and it shall be the owner's responsibility to so adjust them to achieve the room condition desired; (e) the furnace blower must deliver rated air over the heating surface or cooling coil. In order for the blower to deliver acceptable rated air, clean filters must be replaced by the owner as necessary and cleaned monthly; (f) there shall be sufficient air delivered to each room to maintain the condition described in the Acceptable Tolerance above. This condition can be maintained if provision is

made to return the same amount of air from each living level as is delivered to it as described in the above Performance Standard; **(g)** the thermostat shall be located so that it reflects the true condition of the house and is not affected by extraneous sources of heat, such as open bathroom or kitchen doors; second floor heat risers; or heat from lights, radio or television sets located close to it. It shall also be located so that it cannot be affected by the radiant heat from a fireplace or sun heat through a window.

Inadequate Cooling

13.3 Issue: The home is not cooling at the proper temperature.

Performance Standard: A properly installed and functioning cooling system should be able to produce an interior temperature of **72** degrees Fahrenheit (measured from the center of each room at 5 feet above the floor) when the outside temperature is 90 degrees Fahrenheit or as per current ACCA Manual J cooling standard and including any future amendments to the ACCA Manual J standard.

Notes: It is not unusual for the homeowner to experience abnormal temperature variations when large groups of people are in the home. Such variations are outside the builder's control.

Homeowner's Maintenance Obligation: It is the homeowner's responsibility to periodically adjust dampers and registers and make any other airflow balance adjustments and to see that routine maintenance is performed on the system. The homeowner should keep air filters clean and run fan to balance extreme temperature.

Builder's Obligation: It is the builder's responsibility to repair or modify the cooling system as necessary to maintain temperatures in accordance with the performance standard or local energy code, whichever applies.