

HYDRONICS

| PRESERVING HOUSING |

'This product install was a home run!'

The Briarwood Organization of New York City has thrived through periods of economic challenge over the past century by always remaining open to new and better ways to make new housing more affordable. The developer/builder put that mantra to work again over the past year, and it is paying off for their home purchasers.

Briarwood was concerned about the performance and maintenance of a hydronic heating system installed previously in its Arverne Waters Edge development on Rockaway

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Peninsula. So the firm decided to move to a more reliable and more efficient system for subsequent new homes. The Briarwood choice: the high efficiency, space-saving Baxi Luna modulating wallhung boiler, which supplies all of the heating and domestic hot water for each home.

"Our move to the Baxi heating solution has clearly worked out for



Baxi Certified Contractor John Norton Jr., owner of Norton Mechanical, installed two Baxi Luna modulating wallhung boilers a day at the Briarwood development in a 15-square-foot closet shared with stackable washer and dryer.

us and especially our homeowners," says Francis Eddings, project manager of Arverne Waters Edge at Rockaway. "The Baxi Luna system has proved to be a more efficient and more reliable heating solution,

Building a more affordable American dream with Baxi heating solution



freeing up valuable living space for our 900 to 1,200 square-foot suites. It is half the size of the boiler we used before, and we no longer need a 20-gallon storage tank.

"We have installed the Baxi boiler in a small closet, along with a stackable washer and dryer," says Eddings. "Because the Baxi Luna unit operates so quietly, that mechanical and laundry closet is located in the master bedroom for a number of the suites."

Making affordable housing even more affordable

Briarwood has enjoyed a 30-year partnership with the New York City Department of Housing Preservation and Development, the largest municipal developer of affordable housing in the nation. The creation and preservation of affordable housing in neighborhoods across New York City is part of the city's Five Borough Economic Opportunity Plan to implement a vision for long-term economic growth.

Over the past 10 years, Briarwood's Waters Edge at Arverne development has revitalized an area that was once a thriving beach resort but then went into decline. The development, located on four infill sites between Beach 59th St. and Beach 62nd St. just across from the Rockaway Boardwalk and Rockaway Beach, now features 210 affordable condo units. With the subway minutes away and easy ferry access, the community is

well connected to Manhattan. Sales of the Waters Edge condo units are restricted to families making up to 175 percent

of the Housing and Urban Development income limits (\$134,400 per year for a family of four).

"Together with our Department of Housing Preservation and

Baxi Luna high efficiency heating solution builds better futures for affordable housing at Arverne Waters Edge condominium development, located just across from New York City's Rockaway Boardwalk and Rockaway Beach.

Development partners, we are helping everyday New Yorkers achieve their home ownership dream, at much less than market value," says Francis Eddings. "Purchasers can take advantage of a homeowner tax credit and about \$4,000 in other incentives we are providing. In addition, our gas provider (National Grid) has helped us make homes with the Baxi wallhung boilers more affordable by



Norton cut fuel consumption in half in his home with a Baxi Luna combi heating and domestic hot water wallhung boiler, then went on to make 65 flawless Baxi installs at Arverne Waters Edge II.

contributing a high efficiency equipment rebate they offer for this Energy Star listed appliance."

Ease of installation, upkeep

As project manager, Francis Eddings not only oversees

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construction and operation of the site, but he brings a hands-on approach to his work. He welcomes the opportunity to acquire product knowledge about any equipment and about construction methods used in Briarwood developments.

"I attended a Baxi installation training class at Marplat (Baxi reps in New York City and Long Island), along with our selected Baxi installers at Norton Mechanical," says Eddings. "There have been few problems with the equipment, and I am really impressed with the ease of installation and maintenance."

Baxi Luna residential models come fully assembled and include a fitting kit, wall mounting template, the initial 90° elbow and three feet of termination venting, as well as a Bertelli controller used to set up the parameters of the boiler to meet precise heat load demands and operating conditions. Baxi manufactures 4,000 boilers daily in its one-million-square-foot plant in Bassano, Italy, and has been making the Luna series since 1978.

Baxi cuts fuel bill in half

"Before installing the Baxi Luna boiler at Arverne Waters Edge and after taking installation training and earning my Baxi Certified Contractor



Exclusive North American Baxi distributor Mike Thomas (left), president of Marathon International, inspects Baxi installations at Arverne Waters Edge condo development with Francis Eddings, Briarwood Organization project manager. Baxi Luna (inset) helped make Waters Edge housing more affordable and more comfortable for homeowners at phase II of the affordable housing development.

assured quality and consistent installations, Norton preassembled each Baxi Luna for Waters Edge phase II homes on a sheet of plywood, along with pipes and any components required by local code, including a fill valve. He set up, tested and flushed each unit beforehand. His installation team was then able to install two boilers a day with no on-site assembly required.

"This project install was a home run!" exclaims John Norton. "I must admit that I was initially reluctant to take on this job with a high efficiency, precision technology appliance. I was comfortable with the cast iron boilers I had worked on for years with my father, who founded Norton Mechanical. That has all changed with the success of my first Baxi install, and now I can't say enough good things about the Baxi Luna heating alternative."

With two Baxi spare parts kits in each of its service vans, Norton Mechanical stands prepared to resolve any issue for homeowners at Arverne Waters Edge II. "We have not needed to use these parts, but having them is important to our value proposition of standing behind any Baxi installation we make," says Norton. "We also know that, if we need them, local Baxi reps (Marplat) and North American Baxi distributor (Marathon International) are ready and able to help resolve any issue."

Baxi quality, safety and environmental protection

Baxi Luna is an installed product, meaning that authorized regional

Baxi distributors only sell the product to qualified contractors to assure precise installation and servicing of the high technology appliance. The North American distributor of Baxi products, Marathon International, its Baxi representatives and authorized distributors provide ample training opportunities for contractors. Contractors may earn Baxi-certified

I installed it in my own home at Far Rockaway, which was built in 1920...The results were phenomenal and they made me an instant believer in the product."

installer status by successfully completing an online test available through a series of Baxi Luna training and certification CD-ROMs. Baxi certification reinforces the Baxi commitment to quality, safety and environmental protection. Above all, it ensures peace of mind and home comfort for builders and homeowners.

Preferred by builders, architects and engineers of affordable housing as well as custom homes, Baxi Luna wallhung boilers are energy efficient and environmentally friendly and are field convertible between NG and LP. All Baxi boilers are CSA, ASME (H-stamp) and Energy Star certified, feature stainless steel heat exchangers (with 10-year warranty) and can be used in a wide range of low and high temperature applications. ●

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Eddings showcases the completed 210-home Arverne Waters Edge condominium development on Rockaway Peninsula to Thomas.

accreditation, I installed it in my own home at Far Rockaway, which was built in 1920," says John Norton Jr., owner of Norton Mechanical. "The results were phenomenal and they made me an instant believer in the product."

Norton installed his Baxi Luna combination CH and DHW boiler in February 2008. His fuel bill for the previous month was more than \$400. It dropped to \$198 in the same month a year after the Baxi Luna was installed.

Because the builder demanded