



MAJESTIC BEACH RESORT COMMUNITY ASSOCIATION NEWS & UPDATES



DO NOT INSTALL A TANKLESS WATER HEATER:

Recently we have had owners inquire about changing their unit's standard storage water heater to a tankless water heater. As in past board meetings, the Board of Directors and owners in attendance discussed the

subject at today's Board Meeting. The desire to install a tankless water heater is understandable. Among other benefits, they promise an endless supply of energy efficient instant hot water and take up less space.

However, in a condominium setting in which each unit's power is tied into the buildings central electrical buss system, tankless water heaters may not work due to the increased power requirements multiplied by 523

condominium units. While models vary, a normal storage water heater requires a 30amp breaker, while a tankless water heater will require anywhere between a 60amp to three 40amp breakers. When the electrical engineers designed Majestic Beach Resort in the early 2000's, the plans were not designed for the increased amps required by tankless water heaters.

What does this mean? While the board plans on having a study conducted on the capacity of the buildings system,

DO NOT INSTALL A TANKLESS WATER HEATER!!!

Each tankless hot water heater has specific ampacity requirements. This dictates the minimum required wire and circuit breaker sizes. Even if you believe your breaker panel can handle the load, the buildings central electrical buss system may not handle the load if owners were to switch to tankless water heaters. This could result in an overload of the buss system, which could cause building power outages or even worse, a fire. **If you have already installed a tankless water heater, please contact the Association Office at (850)563-1015 or pauls@rcamflorida.com.**

The photo below is an image of the buss duct system in the corner which runs through each floor's electrical room. This provides power up the building from the main electrical room to the meter banks for each unit throughout the entire building. The second photo is what can happen if the system is overloaded. The buss ducts can cost hundreds of thousands of dollars to replace. If the system becomes overloaded leading to a failure or

fire, and your unit has a tankless water heater, you or your insurance carrier may be financially responsible.





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