RESOLUTION OF MAJESTIC BEACH RESORT COMMUNITY ASSOCIATION, INC.
Regarding Not Allowing Tankless Water Heaters

Whereas the Majestic Beach Resort Community Association, Inc. [hereinafter the "Association"], is the not for profit condominium Association for Majestic Beach Resort, a residential community in Bay County, Florida;

Whereas tankless water heaters typically require much greater electrical amperage service than tank-type water heaters, and the current electrical load of units at the Majestic Condominium is already almost at its maximum capacity, such that the installation of tankless water heaters would not be feasible for the condominium units;

Whereas some unit owners have, without permission from the Association, installed tankless water heaters which are putting the electrical load of all of the units at risk; and

Whereas the Association currently has no rules in place regarding tankless water heaters, but the Association finds that tankless water heaters should not be permitted because of electrical system capacity concerns at Majestic Condominium (based upon conclusions from the Association's electrical engineer's 9/27/24 letter report on the subject). It is therefore

Resolved that the Association, in accordance with Florida Statutes Chapter 718, hereby implements this Resolution barring the installation of tankless water heaters within Majestic Condominium, and the Association will not approve any request to install a tankless unit.

Further, the Association shall require that all units wherein tankless units have been installed (without Association permission) shall retrofit their hot water systems by removing the tankless units and installing traditional tank-based units.

Further, the Association is empowered to make such rules and regulations as are reasonable to address concerns related to tankless water heaters.

Done by proper majority vote of the Board of Directors of the Association, and so resolved, at the Association's Board meeting held on November 6, 2024.

Attest:

Majestic Beach Resort Community Association, Inc.

By: Patricia Rueckert
Patricia Rueckert, Secretary

By: Jimmy Lewis (Nov 7, 2024 14:36 MST)
James Lewis, President

THIS INSTRUMENT PREPARED BY:
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September 27, 2024

Paul Shamblin
Director of Association Operations
RCAM Florida
495 R Jackson Blvd
Panama City Beach, Fl 32407i

RE: Majestic Beach Resort Electric IWH
(instantaneous water heater) Installation
Inquiry Summary
Panama City Beach, Fl

Paul:

This letter is a follow-up to a meeting on site that I had with you and your staff on August 6th. Apparently, there has been some requests from condo unit owners if electric IWH's (instantaneous electric water heaters) could be installed in their respective units. The purpose of this meeting was to ascertain if the existing electrical system has the capacity to sustain the increased loads.

The electrical service feeding the condo units is fed via a FP&L padmount transformer on the ground floor at 120/208V, 3-phase. From the main switchgear on the ground floor, each subsequent floor is typically fed via a bus duct to the individual electrical rooms on each floor. Typically, these electrical rooms are equipped with an 800 amp main breaker feeding an adjacent meter center consisting of 15 meters. Each feeder from the individual meters to the condo unit interior panels is protected by a 125A breaker adjacent to the meter. Note that when the electrical design was performed for this facility, IWH (instantaneous water heaters) were not commonly used (or available).

The interior panels are standard 28-space load centers and per the inspection are significantly loaded to the capacity of the panel. The panels are feeding the tank-type water heater (16.25 amps), HVAC loads (typically 30A +), the dryer/washer loads (typically 30A +), the range (typically 30A +), dishwasher (8-10 amps), lights, receptacles, and various other loads. The idea was considered if it is viable for someone to remove their traditional tank-type water heater and replace it with an IWH. This is not possible because the traditional tank-type water heater heats the water at a much slower rate and at the operating voltage is only drawing 16.25 amps (3.38KW). Per a conversation with an associate plumbing engineer, to meet the required sizes per the ASPE (American Society of Plumbing Engineers) code, the minimal IWH recommend size for a residential kitchen sink is 10 KW-12 KW (48 amps min) and if the kitchen sink and bathroom sinks/showers are to be supplied, this number increases to 20 KW-26 KW (96 amps min).

Regardless of the size of the IWH to be added, the existing tenant electrical panels are substantially at their capacity and by adding the additional load will overload the panel/feeder/main breaker of the unit electrical service.

In addition to the individual tenant feeders/panels, the meter centers on each floor and the overall building service would be overloaded as well. For example, if only half of the tenants had the smallest recommended IWH's installed and operating at the same time on a floor, this would increase the load on the 800 amp meter center by 338 amps (7 x 48

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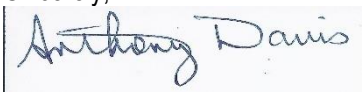
amps). Totaling this load from each floor would overburden the main service-entrance equipment and could possibly cause the main breaker feeding the gear to trip and causing a blackout to all the condo units associated with that service.

Based on this data, it is our recommendation that IWH's not be installed. If you have any questions concerning this, please feel free to reach out to me.

Sincerely,



Anthony L. Davis, PE
Vice-President

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