

Water Pointe I HOA

Fireplace Chimneys

January 30, 2018

To all owners:

During the demolition of the ocean wall, obvious damage was visible to the chimney flues. The damage reflected holes in the flues. The board recommended we have an expert review these and provide opinions.



First, we had a person who works with rebuilding and cleaning chimneys do an inspection. His comments are below

Our chimneys have a double wall flue system, an inner and outer liner. These are designed to work together as one. If one liner fails, the other cannot provide the protection needed.

The expert did not recommend fixing them as a galvanized flue is not recommended at the beach. He recommended capping and taking out the flues at a cost around \$100,000.

If we wanted to replace the flues you would need to replace them with stainless steel flues. He does not know of anyone in the area that would do such a replacement job. It would be very expensive to change.

He also said it is apparent the roof is leaking around the chimneys and needs to be fixed.

Based on this information and danger present the Board of Directors closed the fireplaces and asked owners not to use them. Tammy placed a tie on them to lock the doors shut.

Wanting another opinion, the North Myrtle Beach Fire Marshal was contacted. He came out look at the fire places and the photos behind the wall we have seen. His conclusion was that all fireplaces need to discontinue use until they are properly repaired. See Fire Marshal summary below and full report on the web site.

What has been done so far:

Plastic ties were placed on fireplaces to prevent use.

Owners have been notified not to use fireplaces.

An audit of the condos, reflect:

63 units

14 units had fireplaces removed (22%)

49 units still have fireplaces (78%)

8 of the above have electric logs

This leaves the owners with several options and the board would like your opinion:

1. Do we get a quote to replace and repair all the chimney flues so they can be log burning?
 - a. It could be over \$5,000 + per unit and require another assessment of the owners who want a working fireplace. We do not have a quote at this time. This is a working guesstimate. This would be at each owner's expense. Steve is getting budget pricing to more accurately define the cost.
2. Do we seal the chimney caps and no longer allow wood fires?
 - a. Owners can still have ventless electric fireplaces
 - b. We know a source of the ocean wall problem is the chimney leaks. This needs to be fixed.
 - c. We have an owner who has taken out the fireplace and either added drywall or had a TV cabinet built. The cost was between \$800-\$1,200 depending on how you design it.
3. If we do #2, we can look into turning the chimney closet into an owner's storage closet. Water Pointe II recently did this. We do not have a cost but we can investigate.
 - a. Capped the chimneys
 - b. Added concrete board for the floors
 - c. Built dividing walls where necessary
 - d. Cut off the flues in the closets
 - e. Repaired the drywall hole in the closet

We will be sending all owners a questionnaire in the next few weeks to get your opinion as to options and to see if there is any kind of consensus. If there is we will do more investigation as to costs.

At this time, all fireplaces must not be used by ORDER of the FIRE MARSHALL.

Sincerely your Board of Directors



North Myrtle Beach Fire Rescue

Occupancy: **Water Pointe I**

Occupancy ID: **10110**

Address: **4619 S OCEAN BLVD
NORTH MYRTLE BEACH SC 29582**

Inspection Type: **Complaint**

Inspection Date: **1/25/2018**

By: **Frazier, Greg T (224)**

Status: FAIL

Notes: There is evidence that the metal chimney flues are corroding and causing a hazard. The SC Fire Code states, 603.6.2 Metal chimneys which are corroded or improperly supported shall be repaired or replaced.

603.7 Discontinuing operation of unsafe heating appliances.

The fire code official is authorized to order that measures be taken to prevent the operation of any existing stove, oven, furnace, incinerator, boiler or any other heat-producing device or appliance found to be defective or in violation of code requirements for existing appliances after giving notice to this effect to any person, owner, firm or agent or operator in charge of the same. The fire code official is authorized to take measures to prevent the operation of any device or appliance without notice when inspection shows the existence of an immediate fire hazard or when imperiling human life. The defective device shall remain withdrawn from service until all necessary repairs or alterations have been made.

603.7.1 Unauthorized operation. It shall be a violation of this code for any person, user, firm or agent to continue the utilization of any device or appliance (the operation of which has been discontinued or ordered discontinued in accordance with Section 603.7) unless written authority to resume operation is given by the fire code official. Removing or breaking the means by which operation of the device is prevented shall be a violation of this code.

Mrs. Tammy and Board of Water Point I,

First let me start by thanking you for letting me work for you. A brief background of me and my company I entered the business in 1993 and have been in the cleaning and service industry since then. Holding positions including but not limited to technician, operations manager, and currently owner. I have built my company on a reputation of honesty and quality of service. Our crews are not employees but instead are team members they care equally about our customer's satisfaction.

After an analysis of the job site where we checked the chimneys and all connecting parts is my recommendation is not to have the chimneys cleaned, this is due to the rust present on the galvanized piping. Being it is ocean front and exposed to the elements and the salt air it is my belief stainless steel piping should have been used.

The ideal repair would be to remove all fireplaces and chimney duct work. Then completely repair the roof where the pipes ran through it. In lieu of doing that my other option would be to cap off all chimneys, paint all exposed piping on the roof and reseal the landing where the pipes come through.

The unfortunate news is I cannot guarantee there will not be any leaks due to the fact that we are putting a band aid on the situation. The first option would probably cost you upwards of \$100,000. The second option is a lot cheaper and I feel like it would buy you some time but again there are no guarantees.

Due to the materials that will have to be ordered to complete this job a 30% deposit will be due upon scheduling of the job. With the remainder due when the job is completed. I do feel confident that the second option will work but sure you understand why I cannot guarantee that there will be no future problems

Sincerely Yours,

Joe Hardee

Circle H Home Services (910)-234-0971