

From: [Hunt, Marshall](#)
To: john@proctoreng.com
Subject: FW: furnaces
Date: Friday, October 16, 2015 8:09:59 AM

John

Please verify this and expand as you see fit.

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From: Andrew deLaski [mailto:adelaski@standardsasap.org]
Sent: Friday, October 16, 2015 7:38 AM
To: Steve Nadel
Cc: Roy, Robin; Noll, Elizabeth; Jeff Harris; Harvey Sachs; Hunt, Marshall
Subject: Re: furnaces

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adding Marshall to this thread since he has Proctor Engineering under contract.

FWIW: People lose heat for a couple of days in the winter fairly frequently -- I'd guess that the most frequent reason is a power failure due to storms. In those cases, firing up electric resistance emergency heat is not an option. It's been a big issue/problem in rural New England with some of the crazy storms we've had the past few winters. These no-heat situations are far more problematic and potentially dangerous than a furnace failure since (a) you can't turn to an electric resistance space heater; (b) it's hard to travel and (c) the neighbors are probably in the same boat. People generally cope OK because homes have a lot of thermal mass and it takes some time for things to get really cold and freeze, but when outages extend to several days, it can get really ugly. Generator sales are way up in New England after last winter.

Regarding furnace failures, in my limited experience, my acquaintances with furnace failures mid-winter have had to cope with no heat for a couple or a few days, even when putting in non-condensing products. It's generally more than a matter of hours to get a contractor to come install a new furnace, even if installing an 80. Does a condensing furnace install take longer if replacing an 80? certainly. But it may be a matter of a few more hours, not a few more days.

Would be good to hear from those with more experience, of course.

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On Fri, Oct 16, 2015 at 9:23 AM, Steve Nadel <SNadel@accee.org> wrote:

Folks,

One item that came up yesterday we should be prepared to counter – the claim that switching from non-condensing to condensing often takes several days and that grandma may freeze in the meantime. Perhaps someone should talk to a few friendly contractors/experts to get their take on this. John Proctor comes to mind but I'm sure there are others.

S.