

Keith Van Der Maaten

From: Evelyn Smith <evymsmith@gmail.com>
Sent: Tuesday, September 11, 2018 2:26 PM
To: Keith Van Der Maaten
Cc: Joel Johnson; Brad Imamura; Jackie Perry; Paula Riso
Subject: Re: The Dunes homes without complete recirc systems

Thanks, Keith. We will be there on the 17th as well.

Evy

Evy Smith
evymsmith@gmail.com
415-543-8368

> On Sep 11, 2018, at 1:26 PM, Keith Van Der Maaten <KVanDerMaaten@mcwd.org> wrote:
>
> Hi Evy,
>
> It is already on the meeting agenda for the 17th and we can add it to the Agenda on October 24 for the Joint City/District Meeting.
> I am preparing a letter to Shea that should go out this week with the verbatim minutes from the August meeting and I will include an invitation to the October 24 meeting in that letter.
>
> Thanks,
> Keith
>
>
> -----Original Message-----
> From: Evelyn Smith <evymsmith@gmail.com>
> Sent: Tuesday, September 11, 2018 12:38 PM
> To: Keith Van Der Maaten <KVanDerMaaten@mcwd.org>
> Cc: Joel Johnson <joel.m.johnson@hotmail.com>; Brad Imamura <brad_imamura@yahoo.com>; Jackie Perry <perrysretired@yahoo.com>
> Subject: Re: The Dunes homes without complete recirc systems
>
> Hi Keith,
>
> We went to the City Council meeting last week and they (again) said they had no responsibility for the final inspection and approval. We are extremely frustrated for the run around.
>
> We would like to be on the agenda for the combined meeting with you and the City, scheduled on October 24th, in lieu of the MCWD Board Meeting on September 17th. Notice attached.
>
> Both organizations need to stand up and take responsibility to fix the problems. We don't have a valid final.
>
> Can you please also invite Shea to the October 24th meeting?

>
> We appreciate your response to this email by Thursday, September 13, 2018.

>
> Evy
>

> Evy Smith
> evymsmith@gmail.com
> 415-543-8368

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>> On Sep 10, 2018, at 9:52 AM, Keith Van Der Maaten <KVanDerMaaten@mcwd.org> wrote:

>>
>> Hi Evy,

>>
>> The item is on the agenda for Sept 17 and we are continuing to work with Shea to provide a solution. I will let you know when we have more information and when the Agenda item is available (the Board Packet should go out on Wednesday).

>>
>> Thanks,

>> Keith

>>
>> -----Original Message-----

>> From: Evelyn Smith <evymsmith@gmail.com>

>> Sent: Tuesday, September 4, 2018 11:28 AM

>> To: Keith Van Der Maaten <KVanDerMaaten@mcwd.org>

>> Cc: Joel Johnson <joel.m.johnson@hotmail.com>; Brad Imamura <brad_imamura@yahoo.com>; Jackie Perry <perrysretired@yahoo.com>

>> Subject: The Dunes homes without complete recirc systems

>>
>> Hi Keith,

>>
>> We are following up from the last water district Board Meeting on August 20, 2018.

>>
>> As stated, we are very interested in knowing how we can obtain, from the district, individual certified waivers on each of the 118 homes that violate Ordinance No. 20 and the district Code Section 3.36.030.

>>
>> We are also going to want any solutions proposed by Shea to be certified by the district. We will need help analyzing solutions proposed based on effective water savings compared to our neighbors who have the complete recirc system and piping.

>>
>> Please let me know when we can receive the above.

>>
>> We would like to be on every Board Meeting agenda until we are able to reconcile the above.

>>
>> Thank you for your assistance.

>>
>> Evy Smith

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>> Evy Smith
>> evymsmith@gmail.com
>> 415-543-8368

Paula Riso

From: Evelyn Smith <evymsmith@gmail.com>
Sent: Thursday, October 04, 2018 10:22 AM
To: Keith Van Der Maaten
Cc: Paula Riso; Joel Johnson
Subject: Recirc System for the Dunes
Attachments: Dunes Recirc Options 10.4.18.docx

Hi Keith,

A group of homeowners, who are within the 118 homes that do not have a complete hot water recirculation system, would like to have additional options to have their homes at parity with our neighbors.

We are requesting that the Water District provide metrics from tests to these options. We are looking at the following, all measured from a cold start:

<u>Option 1 Shea</u>			Full recirc system		
Gals/min	<u>Kitchen sink</u>	<u>Master bath</u>	<u>Gals/min</u>	<u>Kitchen sink</u>	<u>Master bath</u>
XX Gals wasted	XX seconds to hot	XX seconds	XX Gals wasted	XX seconds to hot	XX seconds

<u>Option 2 Upgrade</u>			Full recirc system		
Gals/min	<u>Kitchen sink</u>	<u>Master bath</u>	<u>Gals/min</u>	<u>Kitchen sink</u>	<u>Master bath</u>
XX Gals wasted	XX seconds to hot	XX seconds	XX Gals wasted	XX seconds to hot	XX seconds

<u>Option 3 Retrofit</u>			Full recirc system		
Gals/min	<u>Kitchen sink</u>	<u>Master bath</u>	<u>Gals/min</u>	<u>Kitchen sink</u>	<u>Master bath</u>
XX Gals wasted	XX seconds to hot	XX seconds	XX Gals wasted	XX seconds to hot	XX seconds

The options we are asking for are on the attached. We have a homeowner who is willing to do the test for us for the Shea Option. We can also help identify a full recirc system to test at a house.

Can you also let us know how the October 24th meeting with the City, the District, and Dunes homeowners will be structured? Do you have an agenda at this point? We would like to provide input, if we may.

Please let us know if you can assist us.

Thanks,
Evvy

Lack of Complete Recirculation System
The Dunes, Marina

October 4, 2018

OPTION 0: SHEA SOLUTION

EXISTING NAVIEN NPE-240A + GRUNDFOS

This is the retrofit solution proposed by Shea.

PROS

- Simplest installation. Installs in about 3 hours.
- Meets minimum MCWD requirements.
- Navien has confirmed that this installation will not void their warranty.

CONS

- Only partial parity with existing homes that have **on-demand dedicated** recirculation systems.
- Not an on-demand hot water solution.
 - Recirculation pump is either **ON, OFF**, or **running on timer** at user-selected intervals.
 - Will add wear to water heater.
- Uses cold water pipes to recirculate hot water. Warm water in cold pipes when initiated.
- Grundfos valve warranty is 30 months
- Shea's stated warranty is 1 year

NOTE for homes with Backflow Preventor:

The good news with this Option is that Shea will install a thermal expansion tank as required by Manufacture and Code (see highlighted requirements on page 3/4 of Technical Bulletin sent by Shea). According to the Technical Bulletin, it is required when the system has a check valve installed, it would also apply to homes that have a backflow installed (this is a check valve with a relief built in) and per California Plumbing Code 608.3. This same page also shows a solenoid valve as an option, so we need to ask Shea homes if this needed in our systems and will it be installed. Without this, it could cause fluctuations in water temperatures during high rate of flow. By not having this, it could mix cold water into the circulation line connected to the tankless by a direct flow during a high usage of hot water, see diagram on page 3/4 of bulletin.

OPTION 1: UPGRADED SOLUTION

NEW RINNAI RUR98iN + RINNAI CONTROL-R RECEIVER + RINNAI CONTROL-R BUTTON

Rinnai is a Japanese competitor to Korean-made Navien. The RUR98iN was designed for retrofitting old homes that do not have dedicated recirculation pipes.

Lack of Complete Recirculation System The Dunes, Marina

October 4, 2018

PROS

- Wireless and easier to install.
 - Replace existing water heater.
 - Install receiver module, pair buttons to wifi, and stick buttons to wall at preferred locations.
- On-demand hot water solution. Minimizes wear on water heater.
- Partial-parity with existing homes that have **on-demand dedicated** recirculation systems.
- **SINGLE**-supplier solution. Recirculation module is built into the water heater. No separate warranty.
- Will likely meet minimum MCWD requirements; MCWD will need to test and provide effectiveness data.
- User expandable (just buy another Control-R Button).
- Control-R receiver also works with Rinnai mobile app.

CONS

- Needs wifi.
- Control-R buttons need batteries.
- Uses cold water pipes to recirculate hot water. Warm water in cold pipes when initiated.

OPTION 3: COMPLETE RETROFIT SOLUTION

EXISTING NAVIEN NPE-240A

+ INSTALLATION OF DEDICATED RECIRCULATION PIPING

This is the most resource and time demanding solution. It is a complete retrofit and provides parity with neighbors.

PROS

- Full parity with the newer homes, retaining competitive price home values
- On-demand hot water solution.
- Fully meets MCWD ordinance and code, as required for new homes and as should have been provided in all homes.

CONS

- Extensive work by Shea needed in home to provide, including removing sheetrock and installing a complete recirculation pipe.
- Inconvenience to the owners/renters
- Risk for structural damage (and resulting impact on home values)
- Under Calif. Building Codes, developer is responsible for all costs to provide service as per originally required, including storage of goods and relocation for homeowners. See below.

Lack of Complete Recirculation System
The Dunes, Marina

October 4, 2018

From our letters to President, Shea NorCal:

The homeowner may request that their home be retrofit for a complete, piped hot water recirculation system. The retrofit can be scheduled with each homeowner who requires one and will require relocation and storage of homeowner's furniture and belongings during the retrofit. All costs associated with the retrofit will be covered by Shea Homes, to the homeowner's satisfaction. The finished condition of the retrofit shall be "as new". Any additional damages resulting from homeowner's home needed to meet the ordinance required by MCWD and MCWRA will be covered by Shea Homes.

QUESTIONS/ISSUES REGARDING ALL RETROFITS

1. Need to find out what the response time is to each fixture that MCWD requires for a "Approved Hot Water Circulation System".
2. Only bypass valve located at the furthest point will not give all fixtures the required response for hot water at each fixture throughout the house.
3. It may be necessary to install two comfort valves, one at the furthest point upstairs and furthest point downstairs.
4. Manufactures recommendation will allow up to 2 comfort valves per system.
5. All solutions that use the existing Navien heater should not impact its 15-year warranty.
6. Homeowners may want to know how each solution affects the cold start water response time.
7. Navien **does not have a manufacturer-approved on-demand retrofit** solution that is currently installed in some homes. Grundfos is the only system they have tested and approved. Any other configuration to turn the Grundfos into an ON-DEMAND recirculation system is NOT among their approved solutions.