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TECHNICAL BULLETIN

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Source Document: 19NYCRR 1220 - *Residential Code of New York State (RCNYS)*
19NYCRR 1223 - *Mechanical Code of New York State (MCNYS)*
19NYCRR 1226 - *Property Maintenance Code of New York State (PMCNYS)*

Topic: Outdoor wood boilers

This document is to clarify to what extent outdoor wood boilers for heating buildings are regulated by the Uniform Fire Prevention and Building Code.

The outdoor wood boiler is an appliance and is accessory to the building being heated on the same piece of property. As an outdoor appliance both the *Residential Code of New York State (RCNYS)* section M1401.4 and the *Mechanical Code of New York State (MCNYS)* section 303.6 require the boiler to be listed and labeled for outdoor installation, and installed in accordance with the manufacturer's installation instructions. The penetration of the building wall by the pipes supplying the heated water to the building needs to be inspected. The requirements for a building permit for the pipe penetrations in the building wall are the jurisdiction of the individual local government.

The outdoor boiler is an appliance and is not an accessory structure. The codes regulate the location of an accessory structure relative to the adjacent building and relative to the property line. The codes are silent relative to the location of an outdoor appliance. Therefore, the location of an outdoor wood boiler is a zoning issue.

The issue of the exhaust from the outdoor wood boiler is addressed by the *Property Maintenance Code of New York State (PMCNYS)* Section 302.6, Exhaust vents, which states:

*Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes **directly** upon abutting or adjacent public or private property or that of another tenant.*

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