



CASE STUDY:

CASE TWO 2009

CASE NOTES

PROJECT:

The Claremont apartment complex

LOCATION:

Overland Park, Kansas

PRODUCT:

Polaris® Water Heater

PRODUCT HIGHLIGHTS:

- Delivers up to 96% thermal efficiency
- Eligible for up to \$1,500 tax credit
- Small footprint with maximum hot water output
- Water and space heating in one unit
- Whisper-quiet operation
- Self-diagnostic control system
- Stainless steel tank and coil design
- “Plug and play” technology for easy installation
- Right choice for large homes and homes with multiple hot water needs
- Vents with inexpensive PVC pipe up to 120 feet

INSTALLATION:

Bill's Plumbing Service

THE RIGHT SOLUTION

Polaris® Water Heater Provides Hot Water and Heat to Kansas City Apartment Complex that Couldn't Find the Answer

The Claremont apartment complex was built in Overland Park, Kansas, in 1996 and was one of the area's first high-end apartment complexes. The one- and two-bedroom units feature 12 different floor plans ranging from 660 to 1,525 square feet. Amenities include nine-foot ceilings with crown molding, spacious closets, and underground garage parking.

The 350 units in The Claremont were built using a combination hydronic and residential hot water system. At The Claremont, direct vent units were plumbed in the bedroom closet, and the water heater was designed to be the source for hot water and home heating.



Repeated pilot outages on the The Claremont's water heaters led to the search for the right unit for the complex. As BTU units dropped in standard water heaters, residents discovered their water heaters did not provide enough hot water to take care of domestic water needs and heat the home adequately in the winter months. Also, with the units housed in the bedroom closets, direct vent units had to be used over power vent units because of noise issues.

The property managers found themselves having to replace the water heaters approximately every three years due to the constant firing, contraction and expansion required to heat the home and provide hot water. The unreliable performance of the water heater has been an expensive problem for property owners, a nuisance for tenants, and a frustration for both.

That is, until they discovered the Polaris® water heater from American Water Heaters. The Polaris water heater is up to 96 percent efficient, making it the most efficient residential gas unit on the market. It features a whisper-quiet blower, making it well-suited for the bedroom closet at The Claremont. The Polaris unit can be direct vented with a two- or three-inch plastic pipe and features a stainless steel tank that resists corrosion while preventing thermal and mechanical shock.



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The Polaris water heater is also designed for forced air hydronic heating. With up to 199,000 BTU, the Polaris unit can easily heat a large or small home by circulating hot water through a coil in an air handler. The air from the home is warmed as it is blown across the coil before returning to the home through air ducts.

Since the property managers at The Claremont installed the first Polaris water heater in an apartment unit, they have seen it make a world of difference in the ability to heat both the home and its water supply. Residents no longer have to choose between a warm apartment or a hot shower, allowing The Claremont to return to the high-end complex it's intended to be.



For more information, visit www.americanwaterheater.com.

Polaris® Water Heater

