

*University Terrace Berkeley*

*Architectural Review Board*

### **Guidelines for water heater replacement**

The ARB has decided to award resale credit for replacement water heaters on the principle that any new water heater bought and installed in the 2010's is by definition an improvement upon what was originally installed in our units in the early 1990s. Resale credit will be awarded if the following conditions are met: 1) the owner submits an ARB form and receipt(s) to the ARB; and 2) the new water heater includes a pan and is installed according to code by a licensed plumber/contractor, and 3) the cost of the water heater, including installation, is at least \$1,000, or if the project is bundled with other improvements to reach this threshold.

We have made this decision, in part, with the goal of protecting all of our investments in UT: our original water heaters have reached the end of their normal life expectancy, and the ARB encourages every homeowner who has not yet done so to replace these old water heaters as soon as possible.

This new policy is retroactive: feel free to submit forms and receipts for water heaters already replaced.

Added March 23, 2012