



## **NYC Department of Buildings approves new ventless fireplace system**

October 04, 2007 - Owners Developers & Managers

Although ventless gas fireplaces have been prohibited in NYC for years a new type of ventless system has just been approved by the NYC Department of Buildings. The system, called the "Hearth Cabinet" uses a patent pending fuel cartridge hidden inside cement logs similar to those found in gas fireplaces. The result is a fluttering, large golden fire that even crackles, but no smoke. Gas lines are not required, nor are exhaust vents. The entire system attaches to the floor with three screws.

Developed by a former product liability lawyer to be ultra safe (the firebox has a welded and locked steel screen in front of it) the design is extremely versatile. It can be purchased as a freestanding fireplace with a full mantel, or as a modular unit that contains the firebox, logs, grate and burner. The modular unit allows the customer to design and build his own mantel which can be recessed into a non-demising wall, similar to a traditional gas or wood fireplace.

The system was approved by the FDNY on January 18, and on March 29 the Department of Buildings concurred with the Fire Department.

"What makes the system especially attractive," said Mike Weinberger, its inventor, "is that the Department of Buildings has ruled that because the system is not connected to gas lines, an exhaust system or electrical circuits it may be installed without filing for a work permit. That means you can now install fireplaces in finished, but unsold, condo units, thereby making them more attractive from a sales point of view."

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540