

Rossmoor retirement community in Walnut Creek, CA, is home to 9,000 seniors. Mutual 59 encompasses 20-unit apartments, circa 1990. Each building's hot water system consisted of two commercial tank-type water heaters with flue dampers and electronic ignition, compliant with the then energy code. However, flue dampers break frequently, tanks build up sediment and inefficiency prevails.

Tanknot Tankless, Inc. was called to bid recommendations for a better system. Using ASHRAE tables to determine sizing, we determined that a smaller, far more efficient system would be superior.. Both tanks were replaced with a single boiler/storage tank combination using a 94%-efficient tankless as a boiler and two R-20 insulated tanks. In contrast to the old tank water heaters, these storage tanks feature very low standby heat loss. After the initial system ran for 6 months, Mutual 59 asked Tanknot Tankless, Inc. to install two more. The remaining systems are scheduled for replacement to fit budgeting requirements.



*"We have noticed substantial gas savings in each of the three systems we have installed"*  
**Bill Friesen, Facilities Manager**

