

# **HIGH EFFICIENCY CONDENSING COMBI BOILER**

**99,000 & 125,000 Btu/hr Models**  
**160,000 & 199,000 Btu/hr Models**  
*(Natural Gas or Propane)*



**WARNING:** If the information in this manual is not followed exactly, a fire or explosion may result causing property damage, personal injury, or loss of life.

Do not store or use gasoline or other flammable vapors and liquids or other combustible materials in the vicinity of this or any other appliance.

## **WHAT TO DO IF YOU SMELL GAS:**

- Do not try to light any appliance.
- Do not touch any electrical switch; do not use any phone in your building.
- Immediately call your gas supplier from a neighbor's phone. Follow the gas supplier's instructions.
- If you cannot reach your gas supplier, call the fire department.

Installation and service must be performed by a qualified licensed installer, service agency or the gas supplier.



**⚠ WARNING**

If the information in this manual is not followed exactly, a fire or explosion may result causing property damage, personal injury, or loss of life.

**SAFETY CONSIDERATIONS**

Installation, start-up and servicing of this unit must be done with due care and attention, and should only be performed by competent, qualified, licensed and trained heating technicians. Failure to read and comply with all instructions and applicable national and local codes may result in hazardous conditions that could result in property damage and injury to occupants which in extreme cases might result in death.

This product burns gas to produce heat. The appliance must be properly installed, operated, and maintained to avoid exposure to appreciable levels of carbon monoxide and the installer is required to confirm that at least one carbon monoxide alarm is installed in the living space before the appliance is put into operation. It is important for the carbon monoxide alarms to be installed, maintained, and replaced following the alarm manufacturer's instructions and applicable local codes.

**HAZARDS & PRECAUTIONS****⚠ DANGER**

Points out an imminently hazardous situation which must be avoided in order to prevent serious injury or death.

**⚠ WARNING**

Points out a potentially hazardous situation which must be avoided to prevent serious injury or death.

**⚠ CAUTION**

Points out a potentially hazardous situation which must be avoided to prevent possible moderate injury and/or property damage

**⚠ NOTE**

Points out installation, maintenance and operation details that will result in enhanced efficiency, longevity and proper operation of your boiler.

**⚠ BEST PRACTICES**

Points out recommendations for better installation.

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**⚠ WARNING****HOT WATER CAN SCALD!**

Water Temperatures over 125°F / 52°C can cause severe burns instantly or death from scalds.

Children, disabled, and elderly are at highest risk of being scalded.

- Never leave them unattended in or near the shower, bathtub or sink.
- Never allow small children to use a hot water faucet or draw their own bath.

To avoid any potential scald hazard or if codes require specific water temperatures at the hot water faucet, the installer may:

- Install a field supplied thermostatic mixing valve at this appliance and ensure it is working properly.
- AND**
- Set the thermostatic mixing valve to the lowest temperature which satisfies your hot water needs.

**TO AVOID INJURY:**

- Feel and adjust water temperature before bathing or showering.
- Water drained from the system drain valve may be extremely hot.
- Make sure all connections are tight.
- Direct water flow away from any person.

**⚠ WARNING**

Ensure that any direct "city fill" water connections are left in the closed position to minimize exposure to leaks and flooding.

**⚠ DANGER**

If overheating occurs or the gas supply fails to shut off, do not turn off or disconnect the electrical supply to the pump. Instead shut off the gas supply at a location external to the appliance

**⚠ WARNING**

Keep unit area free and clear of combustible materials, gasoline, and other flammable vapors and liquids.

**⚠ WARNING**

Combustion air must not be drawn from areas containing corrosive air from swimming pools or spas, including air directly next to outdoor pools and spas.

**⚠ WARNING**

The unit must not be exposed to water leaks from piping or components located overhead. This includes condensation dropping from un-insulated cold water lines overhead.

**⚠ WARNING**

In areas of high snow fall, users must check side wall exhaust vent and air intake terminations on a regular basis to ensure blockage does not occur.

**⚠ WARNING**


Do not use this unit if any part has been under water. Immediately call a qualified service technician to inspect the unit and to replace any part of the control system and any gas control that has been under water.

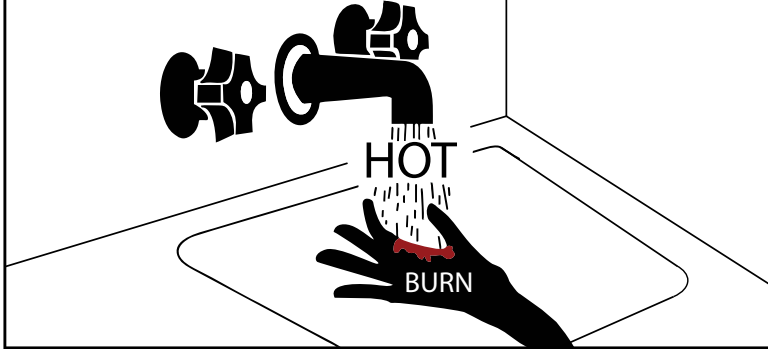
**⚠ WARNING**

Bacteria growth can develop in domestic hot water tanks and indirect water heaters if the minimum water temperature is not set high enough to prevent its growth. **It is advised to set the temperature above 131°F / 55°C**

**⚠ NOTE**

This unit is equipped with a blocked vent shut-off system that closes the gas supply when it detects an irregular venting condition. If the vent blockage is easily accessible and removable, remove it. If the unit is in a fault, reset the unit by touching the wrench for 2 seconds. If the vent blockage is not easily removable, contact a qualified service agency to inspect and repair the system.


**DANGER**



- Water temperature over 125°F (52°C) can cause severe burns instantly or death from scalds.
- Children, disabled, and elderly are at highest risk of being scalded.
- See instruction manual before setting temperature at water heater.
- Feel water before bathing or showering.
- Temperature limiting valves are available, see manual.

| TIME/TEMPERATURE RELATIONSHIP IN SCALDS |                                |
|-----------------------------------------|--------------------------------|
| WATER TEMPERATURE                       | TIME TO PRODUCE A SERIOUS BURN |
| 120°F (49°C)                            | More than 5 minutes            |
| 125°F (52°C)                            | 1 ½ to 2 minutes               |
| 130°F (54°C)                            | About 30 seconds               |
| 135°F (57°C)                            | About 10 seconds               |
| 140°F (60°C)                            | Less than 5 seconds            |
| 145°F (63°C)                            | Less than 3 seconds            |
| 150°F (66°C)                            | About 1 ½ seconds              |
| 155°F (68°C)                            | About 1 second                 |

Table courtesy of Shriners Burn Institute

**WATER HEATER INSTALLATION GUIDELINES**



**WARNING**

- This unit must be installed in accordance with local codes, if any; if not follow the National Fuel Gas Code, ANSI Z223.1/NFPA 54, or the Natural Gas and Propane Installation Code, CAN/CSA B149.1, as applicable.
- Failure to correctly install and operate this appliance can result in severe personal injury or death.
- The unit shall have a pressure relief valve installed within 6" [152mm] of the DHW HOT outlet connection.  
Refer to the unit's User Manual before operating the relief valve.
- The unit requires a pressure relief valve identified with the ASME V or HV symbol and set to relieve at or below 150psi of domestic water pressure and a minimum relieving capacity of 199,000 Btu/hr with 3/4" NPT threads. For safe operation of the unit, the relief valve must not be removed from its designated point of installation or plugged.
- Read and follow warnings and instructions.

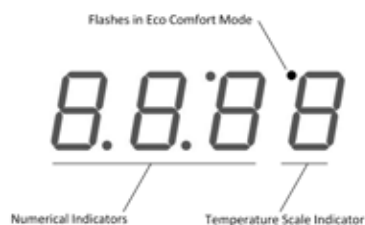
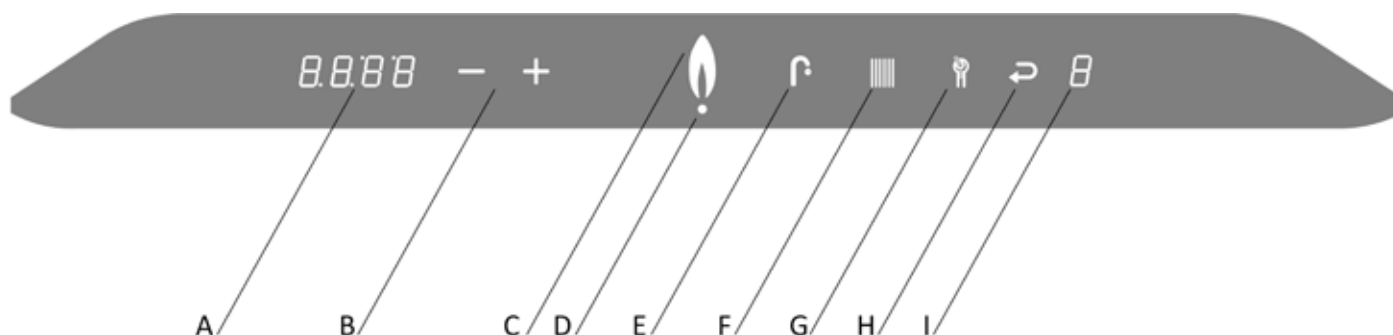
**CAUTION**

- Hotter water increases the risk of scald injury. Before changing the temperature setting, see instruction manual.

**ADJUSTABLE TEMPERATURE SETTING**

- Touch the panel above the white dot, then touch the Faucet . Adjust the water temperature with the Plus + and Minus – then touch the Return button  to save the changes.

## UNIT'S CONTROLLER



| ICON     | FUNCTION          |                        |
|----------|-------------------|------------------------|
| <b>A</b> | Numerical Display | Main Display           |
| <b>B</b> | Plus & Minus      | Temperature Adjustment |
| <b>C</b> | Flame             | Burner ON Indicator    |
| <b>D</b> | White Dot         | Power ON Indicator     |
| <b>E</b> | Faucet            | DHW Indicator          |
| <b>F</b> | Radiator          | Heating Indicator      |
| <b>G</b> | Wrench            | Service/Reset          |
| <b>H</b> | Return Arrow      | Enter/Save             |
| <b>I</b> | Numerical Display | Service Display        |

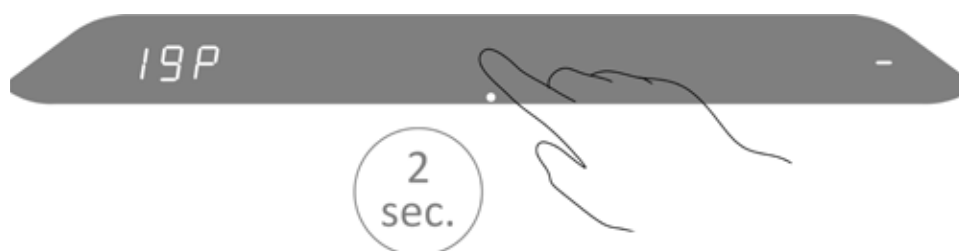
Table 1: Controller Indicators and Buttons

## INSTALLER INTERFACE

### Turning Appliance ON/OFF

To turn on the unit, touch the area above the small white dot for 2 seconds. Now only the white dot is illuminated.

To turn off the unit, touch the area above the small white dot for 2 seconds. A dash appears to the right and the space heating pressure displays to the left.

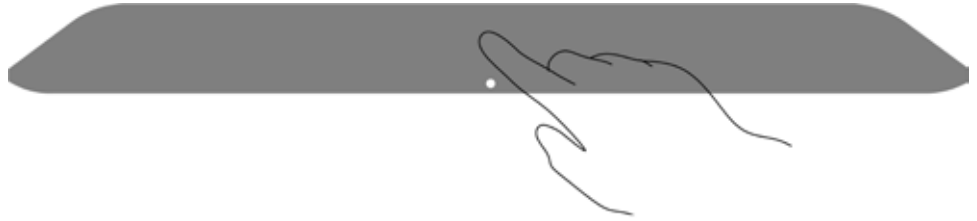


## Programming Mode

### Adjusting the space heating water temperature

To access the main menu:

1. Touch the area above the white dot.



2. Touch the Radiator button.



3. To change the space heating target temperature, touch the Plus or Minus buttons.



- 4.

- To save the changes, touch the Return button.
- To exit without saving the changes, touch the area above the dot.



"P" to the right of the screen indicates that the changes have been saved.

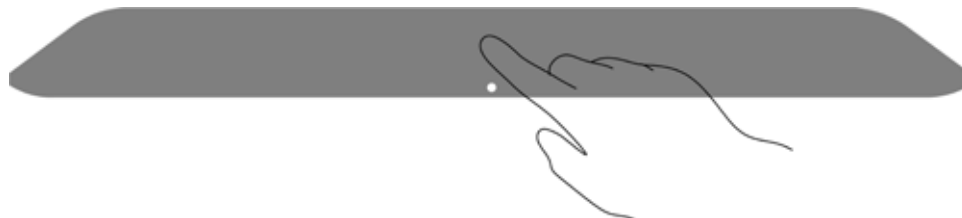
**NOTE**

The domestic hot water thermostat is adjusted to its lowest temperature position when shipped from the factory. It's recommended to set the domestic hot water thermostat to 120°F/49°C as an initial setting and further adjust as required. For energy efficient operation, this setting should be set as low as practical for the consumer's needs.

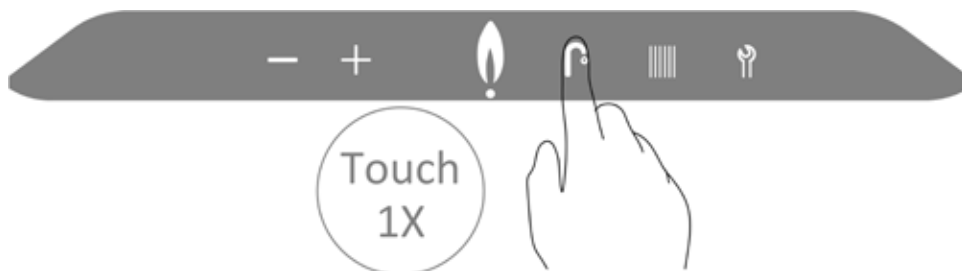
**Adjusting the domestic hot water Temperature**

To access the main menu:

1. Touch the area above the white dot.



2. Touch the Faucet button.



3. To change the DHW target temperature, touch the Plus or Minus buttons.



- 4.

- To save the changes, touch the Return button.
- To exit without saving the changes, touch the area above the dot.



"P" to the right of the screen indicates that the changes have been saved.





# TANKLESS DOMESTIC HOT WATER MODES

## Tankless Domestic Hot Water - Standard and ECO Comfort Modes

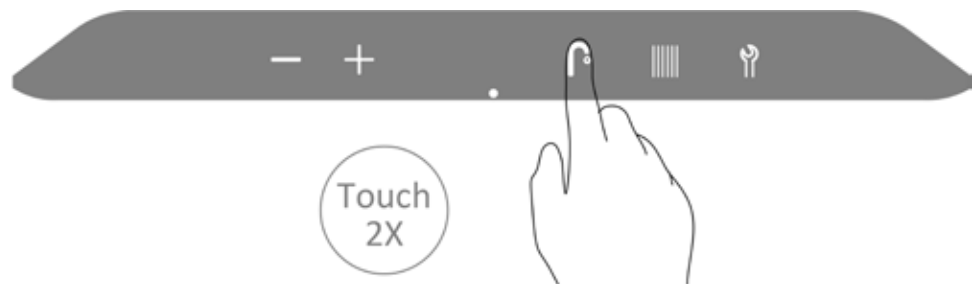
**Standard Mode (OFF):** The unit will respond to a call for domestic hot water as a priority over the space heating demand. When the domestic hot water demand is satisfied the unit will return to the space heating load if the load is still calling. The heat exchanger will not maintain its domestic hot water temperature between demands for hot water.

**Comfort Mode (ON):** The heat exchanger is maintained at the DHW temperature.

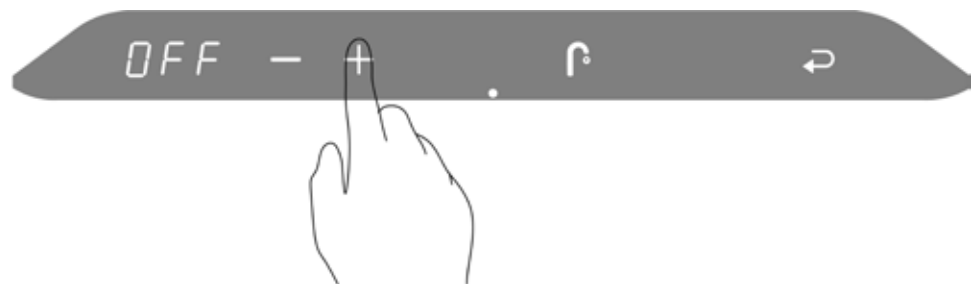
**ECO Comfort Mode (ECO):** This mode operates like the Comfort Mode but has the added advantage of learning when the domestic hot water is used. During the low use periods, the heat exchanger is allowed to cool.

To switch between the 3 modes:

1. Touch the area above the white dot.
2. Touch the Faucet button twice.



3. To change the DHW mode, touch the Plus or Minus buttons.



4.

- To save the changes, touch the Return button.
- To exit without saving the changes, touch the On/Off button.



"P" to the right of the screen indicates that the changes have been saved.



## SPACE HEATING

### Overview

The Combi boiler is designed to be installed in a primary/secondary type piping system. The unit comes complete with a factory-installed pump, which is designed to circulate heating system water through the unit's heat exchanger and primary loop piping only. The building's distribution piping system may require a dedicated pump or pumps to circulate space heating water through the heating system. The unit can operate a separate building pump (120V 1.0 AMP max).

Zoning of the space heating system can be accomplished many ways. Several control packages are available from your local wholesaler and offer an easy method of connecting the zoning system to the boiler.

The unit supplies heat to the space using an outdoor reset function. With an outdoor sensor installed, the unit automatically adjusts its space heating water temperature based on the parameters programmed into the unit. *See separate controller manual for parameter information.* If the Outdoor sensor is not installed, the unit uses the temperature set in the "User Set Up" menu "Boiler Supply Temperature" to supply hot water to the space heating system.



**NOTE**

The correct 10K $\Omega$  temperature sensor (or aquastat) must be used to operate the indirect water heater properly. If the incorrect sensor is used the domestic hot water may overheat causing serious injury or death.

## SEQUENCE OF OPERATION

The Combi boiler operates in a similar way for both a space heating and a domestic hot water call for heat. When the unit is powered up the controller enters a self-diagnostic mode, and displays the controller software version in the main display.

The sequence of operation is as follows:

1. The unit receives a call for heat from a dry contact closure on terminals X13.1 and X13.2 (24 volts section). The unit can also receive a call for domestic hot water heating from the internal flow sensor, or from a 10K $\Omega$  sensor or aquastat wired to terminals X13.4 and X13.5 (24 volts section).
2. The unit performs a safety check and energizes the fan for a pre-purge (*Service Display* = 3).
3. Once the 5-second pre-purge is complete, the unit enters a 5-second trial for ignition (*Service Display* = 4). If the unit fails to ignite, the unit will complete another 5-second pre-purge then 5-second trial for ignition. This is repeated 4 times before a hard lock-out occurs. The Return button must be pressed to reset the controller and begin another trial for ignition.
4. Once the burner is lit and flame has been proven the unit operates as it is programmed (*Display* =  for space heating or  for domestic hot water).
5. If the unit exceeds its target temperature and there is still a call for heat or hot water the burner will turn off (integral pump runs unless call is on-demand DHW). (*Service Display* = 1)
6. After a space heating call for heat is satisfied, the unit's pump will operate for an adjustable amount of time (*Service Display* = 0).
7. If the burner is on to maintain the heat exchanger temperature for DHW Comfort mode (*Service Display* = 7).
8. If the burner is on for frost protection (*Service Display* = 9).

**NOTE**

The unit is equipped with a Frost Protection feature. This feature will operate the unit's burner to help protect the unit from freezing. We are not responsible for damages to the unit, and/or related components, nor property damages that may result from freezing conditions.





| MAIN DISPLAY | LIT DISPLAY                                                                                                                                                               | DESCRIPTION                                                                                              |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| (blank)      | -                                                                                                                                                                         | The unit is OFF. Press the space above the Dot for 2 seconds to turn on the unit.                        |
| (blank)      | (blank)                                                                                                                                                                   | No Call for Heat - Standby                                                                               |
| XXX          | 0                                                                                                                                                                         | Unit pump running – pump post purge                                                                      |
| XXX          | 1                                                                                                                                                                         | Unit water temperature exceeds target – unit pump is energized, call still present                       |
| XXX          | 2                                                                                                                                                                         | Self-test – When power is applied to the unit the controller enters a self diagnostic mode for 5 seconds |
| XXX          | 3                                                                                                                                                                         | Fan Pre-purge , and Post-purge                                                                           |
| XXX          | 4                                                                                                                                                                         | Trial for Ignition and Flame Proving                                                                     |
| XXX          |  +  | Heating – Space Heating                                                                                  |
| XXX          |  +  | Heating – DHW                                                                                            |
| XXX          | 7                                                                                                                                                                         | Burner on for Comfort mode                                                                               |
| XXX          | 9                                                                                                                                                                         | Freeze Protection mode                                                                                   |

Table 2: Operating Display and Service Display Codes.

# LIGHTING & SHUTTING DOWN THE UNIT

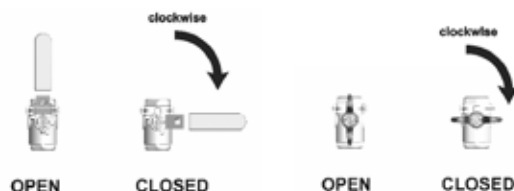
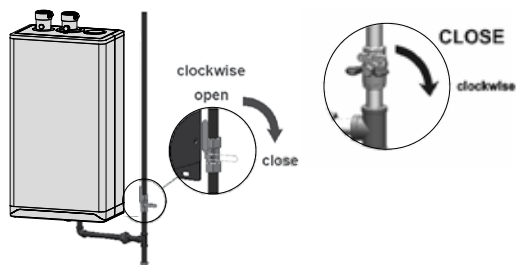
## FOR YOUR SAFETY READ BEFORE OPERATING

**WARNING:** If you do not follow these instructions exactly, a fire or explosion may result causing property damage, personal injury or loss of life

- A. This appliance does not have a pilot. It is equipped with an ignition device which automatically lights the burner. Do not try to light the burner by hand.
- B. **BEFORE OPERATING** smell all around the appliance area for gas. Be sure to smell next to the floor because some gas (LP) is heavier than air and will settle on the floor.  
**WHAT TO DO IF YOU SMELL GAS**
  - Do not try to light any appliance.
  - Do not touch any electric switch; do not use any phone in your building.
  - Immediately call your gas supplier from a neighbor's phone. Follow the gas supplier's instructions.
  - If you cannot reach your gas supplier, call the fire department.
- C. Use only your hand to turn the gas control valve. Never force using tools. If the valve will not turn by hand, don't try to repair it, call a qualified service technician. Force or attempted repair may result in a fire or explosion.
- D. Do not use this appliance if any part has been under water. Immediately call a qualified service technician to inspect the appliance and to replace any part of the control system and any gas control which has been under water.

## OPERATING INSTRUCTIONS

1. **STOP!** Read the safety information above on this label before doing anything.
2. Set the thermostat to lowest setting.
3. Turn off all electric power to the appliance by selecting main power switch to OFF.
4. This appliance is equipped with an ignition device which automatically lights the burner. Do not try to light the burner by hand.
5. Locate manual gas shut-off valve (see pictures below) and turn clockwise to "CLOSE".
6. Wait five (5) minutes to clear out any gas. Then smell for gas, including near the floor. If you smell gas, **STOP!** Follow step "B" in the safety information above on this label. If you don't smell gas, go to the next step.
7. Turn gas control valve to OPEN.
8. Turn on electric power to appliance by turning main power switch to ON.
9. Set thermostat to desired setting.
10. If the appliance will not operate, follow the instructions "TO TURN OFF GAS APPLIANCE" and call your service technician or gas supplier.



## TO TURN OFF GAS APPLIANCE

1. Set the thermostat to lowest setting.
2. Turn off all electric power to the appliance by turning main power switch to OFF.
3. Turn gas control valve to CLOSE.

# MAINTENANCE

## General Care

- Keep combustible materials and flammable liquids and vapors away from the unit.
- Keep vent terminals clear of obstructions (snow, dirt, etc.).

## Regular Maintenance

- Check the domestic hot water temperature at the faucet to ensure the temperature is not too hot. If the temperature is too hot, you can adjust the water temperature with the unit's controller. If these adjustments are not correcting the issue, call your qualified service technician for service.
- Check the pressure relief valves and discharge piping for signs of leakage or moisture. If water or moisture is found, contact your qualified service technician as soon as possible for service.
- Examine the condensate trap every two months to see if cleaning is necessary. Ensure that the trap has been re-filled completely before firing the unit. The outlet hose may be connected to a condensate neutralizer, if so, check the pH of the water coming out of the neutralizer is above 6.0pH. If the pH is below 6.0 then the neutralizer will need to be re-charged or replaced. Contact your qualified service technician for service.

### WARNING

**Annual Maintenance must only be done by a qualified service technician.**

## Annual Maintenance

The unit must be inspected by your qualified service technician for the following:

- Inspect the flue gas exhaust and air intake connections. All connections should be tight and leak free.
- Inspect flue gas exhaust piping, combustion air piping and terminations.
- Inspect the unit's interior and vacuum if required.
- Check for water, gas and condensate leaks in the unit and around the unit.
- Check the condensate trap and clean if required. Re-fill the trap and re-install.
- Check the water pressure.
- Check water chemistry including water treatment level and/or propylene glycol level if used.
- Check the electrical connections.
- Check the ignition electrode and remove oxidation from the electrode. Replace if necessary.
- Check the gas valve and ignition cable.
- Check the controller settings.
- Check the burners flame. Should be a quick and quiet ignition across the full burner.
- If required, clean the heat exchanger and the burner.

**⚠ CAUTION**

Before testing the relief valve, make certain the discharge pipe is properly connected to the valve outlet and arranged to contain and **safely dispose of water to an open drain.**

## Relief Valve - Maintenance and Testing

The relief valve manufacturer requires that under normal operating conditions a “try lever test” must be performed quarterly. Under severe service conditions, or if corrosion and/or deposits are noticed within the valve body, you must test more often. Also perform a “try lever test” at the end of any non-service period.

Test at or near maximum operating pressure by holding the test lever fully open for at least 5 seconds to flush the valve seat free of sediment and debris. Then release the lever and permit the valve to snap shut.

If the lever does not activate, or there is no evidence of discharge, discontinue use of equipment immediately, and contact a licensed contractor or qualified service personnel.

If the relief valve does not completely seal, and fluid continues to leak from the discharge pipe, perform the test again to try and flush any debris that may be lodged in the valve. If repeated attempts fail to stop the leakage, contact a licensed contractor or qualified service personnel to replace the valve.

While performing a “try lever test”, a quantity of heat transfer fluid will be discharged from the piping system, and the system pressure will drop. This fluid must be replaced. We highly recommend using a system pressurization unit such as an *Axiom Industries model MF200* to refill and pressurize your system. Capture the discharged fluid in a container and recycle it by returning it to the system feeder unit. This is particularly important when your system contains treatment chemicals or glycol solutions. If the system employs plain water, turn on the unit's auto fill valve to recharge the lost fluid.

## Domestic Hot Water System

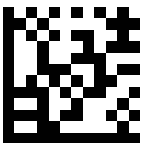
Quality of the domestic cold water is very important to the longevity of the unit. The recommended pH of the domestic water is between 6.5 and 8.5. The internal domestic water heat exchanger tubing and the flow sensor is subject to fouling if exposed to hard water (over 11.68 grains of hardness) or has a TDS of 500mg/L or higher. See *Table 3*.

| DESCRIPTION                              | MAX                  | MIN          |
|------------------------------------------|----------------------|--------------|
| Water Pressure                           | 150 PSI              | 40 PSI       |
| Programmable water temperature           | 149°F (65°C)         | 105°F (40°C) |
| Minimum Flow Rate to Activate DHW Sensor | N/A                  | 0.5 GPM      |
| Acceptable pH range                      | 8.5                  | 6.5          |
| Total Dissolved Solids                   | 500 mg/l             |              |
| Total Hardness                           | 200 mg/l 11.68gr/gal |              |
| Aluminum                                 | 0.2 mg/L             | 0.05 mg/L    |
| Chlorides                                | 250 mg/IL            |              |
| Copper                                   | 1 mg/IL              |              |
| Iron                                     | 0.3 mg/IL            |              |
| Manganese                                | 0.05 mg/IL           |              |
| Zinc                                     | 5 mg/IL              |              |

*Table 3: Domestic Water Quality Guidelines*

## SERVICE RECORD

[illegible]



84157404

**Rheem Sales Co.**

*Montgomery, AL.*

*(833) 212-9276*

**IBC Technologies Inc.**

*8015 North Fraser Way*

*Burnaby, BC Canada V5J 5M8*

*(844) HEAT-IBC / (844) 432-8422*

**IBC Technologies USA Inc.**

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