



Supplementary Operating Instructions for the UK

Read the Operating Manual and these Supplementary Instructions carefully before using the boiler

USER OPERATING INSTRUCTIONS - Please read the important notices overleaf before referring to the Operating Manual book for detailed operating instructions.

RECOMMENDED FUELS - The boiler is designed to burn only specialised compressed wood pellets which are detailed in the main instruction book. These pellets must meet the DINplus quality standard.

The recommended suppliers for the pellets is: -

For a local distribution outlet please telephone on; Tel: +44 (0)28 6641 1001

For an interactive map of local distributors please view the following website;
Web site: <http://www.brites.eu/>

UNDER NO CIRCUMSTANCES SHOULD YOU ATTEMPT TO BURN ANY OTHER TYPE OF FUEL INCLUDING PELLETS THAT DO NOT MEET THE DINPLUS STANDARD.

The Clean Air Act 1993 and Smoke Control Areas

Under the Clean Air Act local authorities may declare the whole or part of the district of the authority to be a smoke control area. It is an offence to emit smoke from a chimney of a building, from a furnace or from any fixed boiler if located in a designated smoke control area. It is also an offence to acquire an "unauthorised fuel" for use within a smoke control area unless it is used in an "exempt" appliance ("exempted" from the controls which generally apply in the smoke control area).

The Secretary of State for Environment, Food and Rural Affairs has powers under the Act to authorise smokeless fuels or exempt appliances for use in smoke control areas in England. In Scotland and Wales this power rests with Ministers in the devolved administrations for those countries. Separate legislation, the Clean Air (Northern Ireland) Order 1981, applies in Northern Ireland. Therefore it is a requirement that fuels burnt or obtained for use in smoke control areas have been "authorised" in Regulations and that appliances used to burn solid fuel in those areas (other than "authorised" fuels) have been exempted by an Order made and signed by the Secretary of State or Minister in the devolved administrations.

The Baxi Bioflo 12 kW has been recommended as suitable for use in smoke control areas when burning wood pellets.

Further information on the requirements of the Clean Air Act can be found here :
<http://smokecontrol.defra.gov.uk/>

Your local authority is responsible for implementing the Clean Air Act 1993 including designation and supervision of smoke control areas and you can contact them for details of Clean Air Act requirements

SERVICE AND MAINTENANCE

This appliance should only be installed, serviced and maintained by HETAS Ltd trained operatives. Contact Heateam for suitable trained operatives on 0844 871 1568.

WARNING NOTE

Properly installed, operated and maintained this boiler will not emit fumes into the dwelling. Occasional fumes from de-ashing and re-fuelling may occur. However, persistent fume emission is potentially dangerous and must not be tolerated. If fume emissions persist, then the following immediate action should be taken:-

- a) Open the doors and windows to ventilate room
- b) Let the fire go out, remove and safely dispose of fuel from the appliance
- c) Check flue or chimney blockage clean if required
- d) Do not attempt to relight the fire until the cause of fume emission has been identified and corrected. If necessary seek expert advice.

The most common cause of fume emission is flueway or chimney blockage. For your own safety these must be kept clean at all times.



Bioflo

Biomass Pellet
Central Heating
System Boiler

General

Before lighting the boiler check with the installer that the installation work and commissioning checks have been carried out correctly and that the chimney has been swept clean, is sound and free from any obstructions. As part of the boilers' commissioning and handover the installer should have shown you how to operate the boiler correctly.

Do not light the boiler if there is a possibility that any part of the heating system may be frozen.

Use of Fireguard

When using the boiler in situations where children, aged and/or infirm persons are present a fireguard must be used to prevent accidental contact with the boiler. The fireguard should be manufactured in accordance with BS 8423:2002.

The minimum clearance distances quoted in section 2.5 of the operating manual must be adhered to - **NOTE: there is a minimum distance of 50mm for moveable combustable objects such as furniture and clothing.**

Chimney Cleaning

The chimney should be swept at least twice a year, one of which should be during the annual service, preferably at the beginning of the heating season. It is important that the flue connection and chimney are swept prior to lighting up after a prolonged shutdown period.

In situations where it is not possible to sweep through the boiler the installer will have provided alternative means, such as a soot door. After sweeping the chimney the boiler flue outlet and the flue pipe connecting the boiler to the chimney must be cleaned with a flue brush.

A database of approved chimney sweeps is available from;

HETAS Ltd
Orchard Business Centre
Stoke Orchard
Cheltenham
Gloucestershire
GL52 7RZ

Via email at; chimneysweeps@hetas.co.uk

Via telephone on; 0845 601 4406

Or via the web; http://www.hetas.co.uk/pdfs/NACS_index.pdf

Period of Prolonged Non-Use

If the boiler is to be left unused for a prolonged period of time ie. during the summer months, then it should be given a thorough clean to remove ash and unburned fuel residues. Empty the hopper of unburned fuel. To enable a good flow of air through the appliance to reduce condensation and to avoid door seals becoming stuck and subsequently damaged, leave the filling hatch and combustion chamber doors slightly ajar. These actions will reduce the possibility of unnecessary damage and corrosion. The chimney should be swept before relighting - see above chimney cleaning.

Extractor Fan

There must not be an extractor or ceiling/paddle fan fitted in the same room as the boiler as this can cause the boiler to emit smoke and fumes into the room.

Aerosol Sprays

Do not use an aerosol spray on or near the boiler when it is alight.

Use of Operating Tools

Always use the operating tools provided when handling parts likely to be hot.

Chimney Fires

If the chimney is thoroughly and regularly swept, chimney fires should not occur. However, in the unlikely event that a chimney fire does occur, turn off the boiler immediately and isolate the mains electricity supply if it safe to do so. If the fire does not go out, the fire brigade should be called immediately. Retire to a safe distance from the fire. Do not re-enter the property until it is safe to do so. Do not relight the boiler until the chimney and flueways have been cleaned and examined by a competent person.

Permanent Air Vent

The boiler requires a permanent and adequate air supply in order for it to operate safely and efficiently. The installer will have fitted either a permanent air supply vent into the room where the appliance is fitted as detailed in the Part J of the current Building Regulations or connected a permanent 70 diameter tube to the outside of the property. In either case these should not be shut off or sealed or tampered with in any way.

BAXI

A Trading Division of Baxi Heating UK Ltd (3879156)
Brooks House, Coventry Road, Warwick. CV34 4LL
After Sales Service & Technical Enquiries 0844 871 1568
Website www.baxi.co.uk
e&oe

All descriptions and illustrations provided in this leaflet have been carefully prepared but we reserve the right to make changes and improvements in our products which may affect the accuracy of the information contained in this leaflet. All goods are sold subject to our standard Conditions of Sale which are available on request.