

bemodern

FIRES | FIREPLACES

900 GAS FIRE

USER INSTRUCTIONS

INSTALLATION INSTRUCTIONS

SERVICE INSTRUCTIONS

It is a regulation that these instructions be handed to the customer after installation is complete. It is also the responsibility of the installation engineer to ensure that the customer is able to fully operate the appliance and is aware of any cleaning or maintenance requirements.

This product is not suitable for primary heating purposes.

**Model number: BM-081XX2 for use on Natural Gas (G20) at a supply pressure of 20 mbar in GB
(XX denotes Fret Type, Fuel Bed Type & Trim Type)**

NOTE: The installation of this appliance requires a fireplace suite with specific opening and rebate — See page 8, 9 & 10 for details

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REGULATORY INFORMATION AND INSTALLATION REQUIREMENTS

THE FOLLOWING MUST BE NOTED PRIOR TO THE INSTALLATION OF THIS APPLIANCE.

This gas appliance MUST be installed by a GAS SAFE registered installer by law. It must be installed in accordance to these installation instructions and the GAS SAFETY (Installation & Use) REGULATIONS 1998 as amended. Non compliance of this law may lead to prosecution and it is in the interest of you and your family that this condition is observed.

The installation of this appliance must be in accordance with the relevant parts of the LOCAL AND NATIONAL BUILDING REGULATIONS as issued by the Department of the Environment or BUILDING STANDARD (Scotland Consolidation) REGULATIONS issued by the Scottish Development Department and the following relevant British Standards:

BS5871	Part 2 Installation of Inset Live Fuel Effect Gas Fires
BS5440	Parts 1 & 2 Installation of Flues and Ventilation
BS6891	Installation of Gas Pipe-work
BS6461	Part 1 Installation of Chimneys and Flues
BS1251	Open Fireplace Components
BS715/BS EN 1856-2	Metal Flue Boxes / Metal Flue Pipes for Gas Appliances
BS EN 1858 / BS1289	Chimneys Components & Concrete Flue Blocks
IS813:1996	Domestic Gas Installation (Republic of Ireland)

Prior to installation ensure that the gas supply is compatible with the appliance, this appliance must only be used on **natural gas** at a supply pressure of 20 mbar as marked on the data plate on the appliance and the carton.

This appliance must be installed onto a non-combustible surface with a thickness of at least 12mm. See page 8 & 9 for hearth information.

This appliance is can be installed into a builders opening which must be constructed of non-combustible materials confirming to BS1251 or a suitable flue-box complying with the requirements of BS715/BS EN 1856-2.

If the product is being installed into a builders opening the chimney must be at least 3 metres in height and should be swept before installation if it has been used for the burning of solid fuel (e.g. coal or wood). The chimney must only serve as a flue-way to this appliance and must have no openings to any other room. The opening should be inspected and any exposed brickwork should be repaired where necessary. The chair- brick (if applicable) should be removed. Ensure that the chimney/flue only serves one fireplace. Remove or securely fix open any dampers or register plates.

If the product is being installed into a fabricated Flue-box (to BS715) it must be installed onto a non-combustible surface with a thickness of at least 12mm.

This fireplace **is also suitable** for installation **into precast flue** fireplaces which comply to the requirements of BS EN1858/ BS1289-1:1986 / BS1289:1975 and must have a cross sectional area of at least 12500mm² for BS1289:1975 and 16500mm² for BS1289-1:1986 pre cast flues.

When installing into a precast flue it is extremely important to ensure that the flue is clear of spiders webs and any other material which could impede the flow of products. Furthermore the flue-way connecting the blocks to the terminal should be twin skin and preferably insulated to reduce heat loss. If the flue terminates in a ridge tile which is too restrictive it may be necessary to change to a less restrictive ridge terminal.

It is **important** to note that **pre-cast flue** systems should be constructed with an **air gap** or some form of **insulation material** between the flue block and the plastered face; pre-cast flue systems with a plastered face directly in contact with the flue block are **not correctly installed** and installation of this appliance into such a flue system may result in the **plaster cracking** above the appliance.

Essentially a **vertical flue route** from the spigot is required to ensure evacuation of combustion products. Any overhanging brickwork or other building materials which affect the gas from rising to the flue entry should be removed and made good. For class 1 installations a throat lintel is recommended.

All flue types should be checked for draw using a smoke bomb or similar, if there is a definite draw then the installation of the appliance can proceed. A successful smoke bomb test is not a guarantee that the appliance will draw properly as it provides a very low volume of smoke. This test is to ensure the flue-way is clear and connected to the terminal/pot correctly and can help identify flue leakage.

No purpose made **ventilation** is normally required for this appliance when installed in G.B. If the appliance is being installed in I.E then refer to I.S 813:1996 (Domestic Gas Installation—National Standards Authority of Ireland). Ventilation areas (if applicable) should be checked periodically to ensure there is no obstruction, even though none is normally required for this appliance.

SPILLAGE TEST: A special spillage match holder is provided with this product. Do not remove this spillage tube from the property—it must remain with the appliance at all times for future spillage tests.

To check for satisfactory clearance of products of combustion, close all doors and windows and leave the appliance burning on HIGH for five minutes. Insert the lit smoke match according to the instructions on page 18, all the smoke must be drawn into the flue. If spillage occurs allow a further 5 minutes and repeat the test. If spillage still occurs turn off the appliance and seek expert advise . If an extractor fan is situated in the room the spillage test should be repeated with the fan running. If there is a connecting room with an extractor fan the test should be repeated with all the doors to that room open and the extractor fan running. If the spillage test continues to fail expert advise should be sought and additional ventilation may have to be provided. **SEE PAGE 18 FOR FULL DETAILS ON HOWTHE SPILLAGE CHECK SHOULD BE PERFORMED**

This appliance must only be installed onto a suitable hearth* with a minimum thickness of 12mm with an overall height of 50mm from the floor. The appliance must not be installed directly onto carpet or other combustible floor materials. The Mantel must have a temperature rating of at least 150°C. Minimum hearth size requirements are shown on pages 8 & 9.

*If this product is installed as a hole in the wall installation then no hearth is technically required, however the installer should make the customer aware of the recommendations detailed on page 16.

Do not place soft wall coverings (i.e. embossed papers etc,) furniture or other combustible items too close to the fires as they may discolour or scorch.

Do not place or throw rubbish or otherwise onto the fuel-bed.

Do not place any combustible materials or flooring (i.e. carpets etc,) on any part of the hearth.

WARNING: This appliance has a naked flame and/or hot glass surface and as with all heating appliances a fireguard should be used for the protection of children, the elderly and infirm. The fireguard should conform to BS8423 : 2002 (Fireguards for use with Gas Heating Appliances).

Important Note: It is quite normal for a flame effect gas appliance to experience a small amount of soot or staining to some parts of the fuel effect components. If this becomes excessive it may be because the fuel bed is not fitted correctly—this should be checked according to these installation instructions prior to contacting a service engineer.

It is very important that you arrange for a GAS SAFE registered engineer to service your appliance every year – during this service the engineer will remove the appliance and check for debris, check the operation of the flue and check the operation of the appliance. This is important for you and your families safety.

NEVER place any rubbish or otherwise onto the fire—this will affect the way the product operates and may affect the warranty of the product.

NEVER place more ceramic components onto the fuel bed than specified in the instructions.

NEVER touch the glass or ceramics when the appliance has recently been switched off—these components retain heat and may cause burns. Leave the appliance to sufficiently cool prior to any contact of the ceramics.

There are THREE methods of installation which can be employed for this appliance, mainly dependant upon the fireplace opening type, Class 1 Class 2 or Precast Flue.

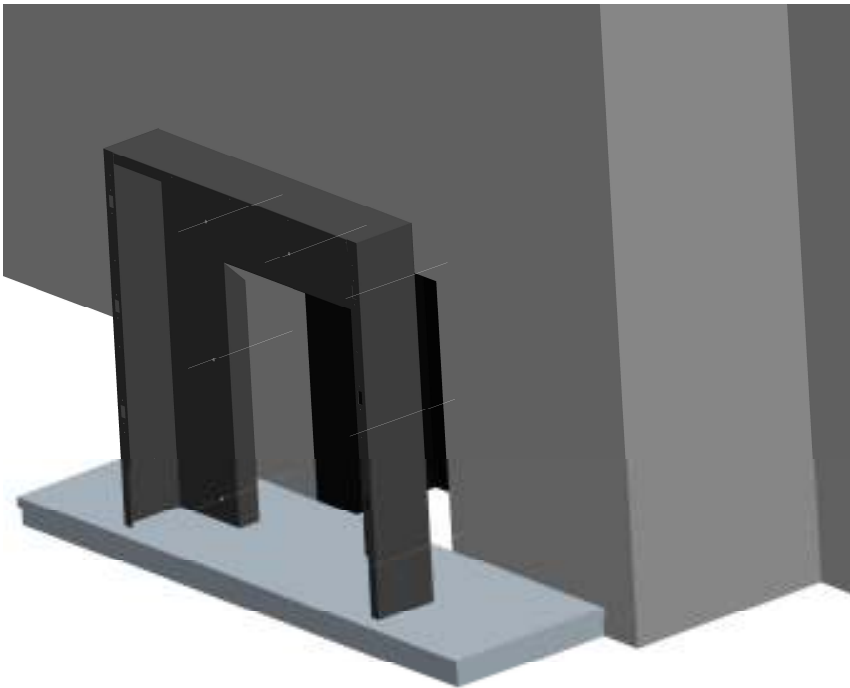
The following three pages detail each installation type.

INSTALLATION TYPE A

These diagrams detail the installation of the appliance into a standard 16" x 22" opening.

This method of installation is suitable for both Class 1 and Class 2 installations.

This installation requires a **900 STANDARD MANTEL**. For critical dimensions see page 8.

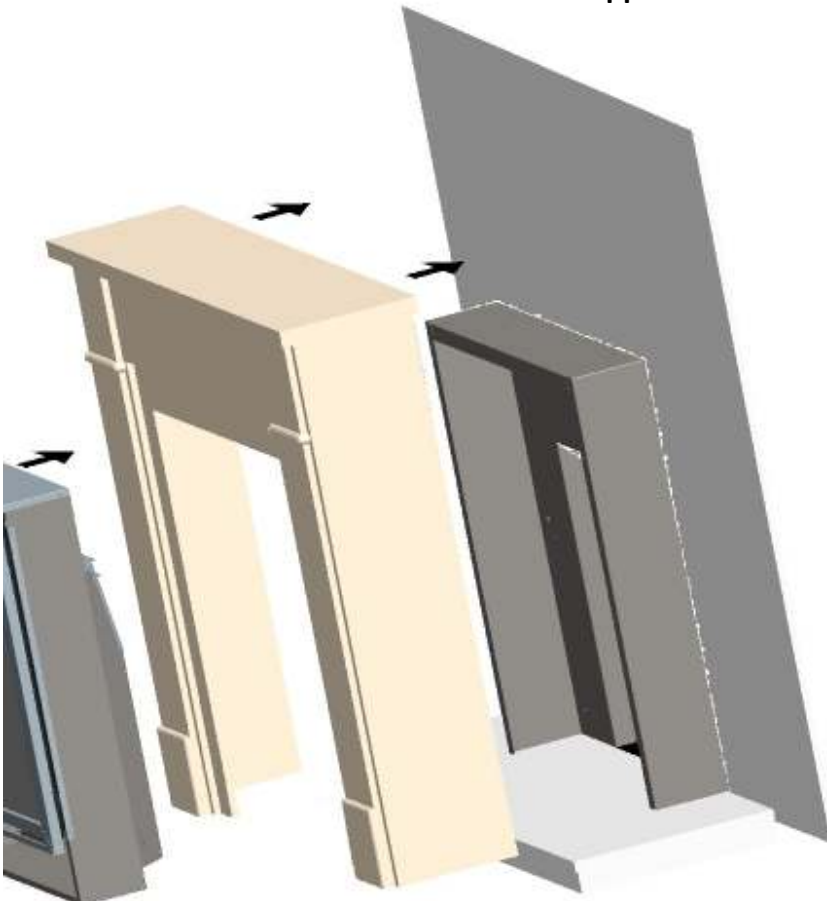


The **900 FIXING PLATE** supplied is firmly attached to the builders opening after the hearth has been installed. Screws and rawl plugs are provided for this purpose. For minimum hearth requirements see page 8.

Using mortar or fondue around the inside edge of the plate/builders opening this **900 FIXING PLATE** should be sealed and fixed into place as if it were a marble back panel. It is important that no leakage should occur. See further details on page 14.

Furthermore a suitable high temperature mastic should be used to further seal around the outside edge of the **900 FIXING PLATE** and the wall.

Ensure the hearth is set level before continuing with the installation. Failure to install a level hearth could affect the installation of the mantel and appliance.



The TYPE A INSTALLATION is completed by installing the **900 STANDARD MANTEL** to the wall securely. The mantel should be centred around the FIXING PLATE.

The critical dimensions of the **900 STANDARD MANTEL** are detailed on page 8. These critical dimensions ensure that the front trim plate of the fire and the front face of the mantel are aligned.

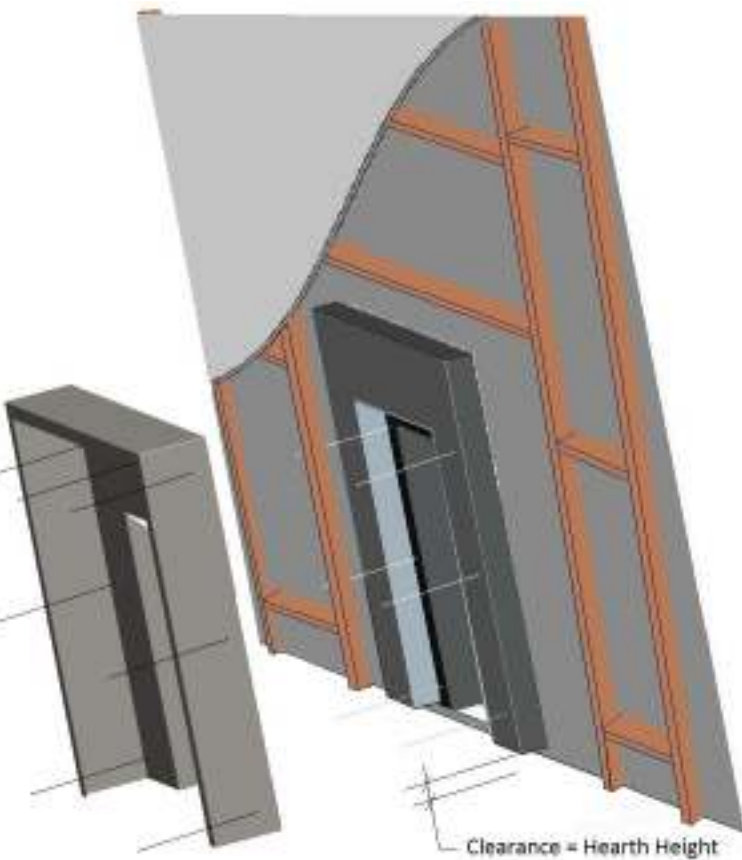
The front trim plate of the appliance is fully adjustable with four independent magnets. These magnets can be screwed in or out to position the front trim plate correctly. This adjustment is provided as there may be some variation in the wall flatness and level.

See page 17 for full details regarding front trim installation and adjustment.

INSTALLATION TYPE B

These diagrams detail the installation of the appliance into a Pre Cast Flue block and a **900 STANDARD MANTEL** is being fitted.

For details on 900 STANDARD MANTEL critical dimensions see page 8



The **900 PRECAST SPACER KIT** is used to create an interface between the precast flue and the **900 FIXING PLATE**. **Temporarily fit the hearth** and firmly attach the FIXING PLATE to the wall. See further details on page 12.

Using mortar or fondue around the inside edge of the SPACER/FLUE should be sealed and fixed into place as if it were a marble back panel. It is important that no leakage should occur.

Now remove the hearth carefully to avoid damage whilst the stud work proceeds.

Timber studding is acceptable providing a 25mm gap is left around the **900 PRECAST SPACER**. Plasterboard the area thus creating a thin false chimney breast. The front face of the plasterboard should be around 2-3mm rearward of the front face of the **900 PRECAST SPACER**. Once the area is skimmed with plaster the surface should be level. For clarity the total thickness of the false chimney breast should be the same as the spacer thickness, i.e 55mm.

For minimum hearth requirements see page 8.

The **900 FIXING PLATE** is then screwed to the 900 PRECAST SPACER using the screws provided, then using fire cement or similar around the inside edge of the joint between the **900 FIXING PLATE** and the **900 PRECAST SPACER**. Furthermore a suitable high temperature mastic should be used to further seal around the outside edge of the **900 FIXING PLATE** and the **SPACER**. See further details on page 13.

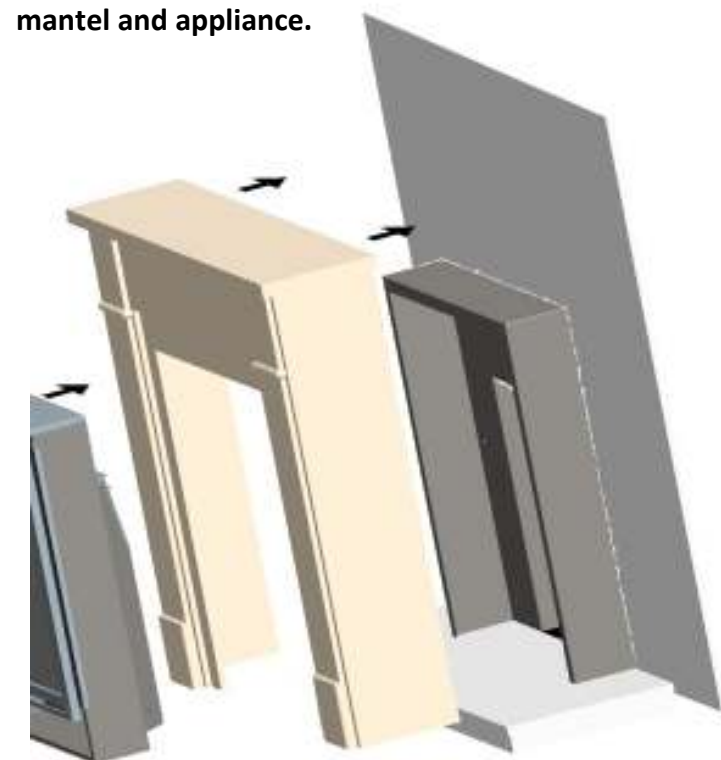
It is extremely important that both the **900 PRECAST SPACER** and the **900 FIXING PLATE** are sealed to the flue as essentially a complete fireplace opening. Check the integrity of the spacer and fixing plate installation before proceeding. The TYPE B INSTALLATION is completed by installing the **900 STANDARD MANTEL** to the wall securely. The mantel should be centred around the **900 FIXING PLATE**.

The critical dimensions of the **900 STANDARD MANTEL** are detailed on page 8. These critical dimensions ensure that the front trim plate of the fire and the front face of the mantel are aligned.

The front trim plate of the appliance is fully adjustable with four independent magnets. These magnets can be screwed in or out to position the front trim plate correctly. This adjustment is provided as there may be some variation in the wall flatness and level.

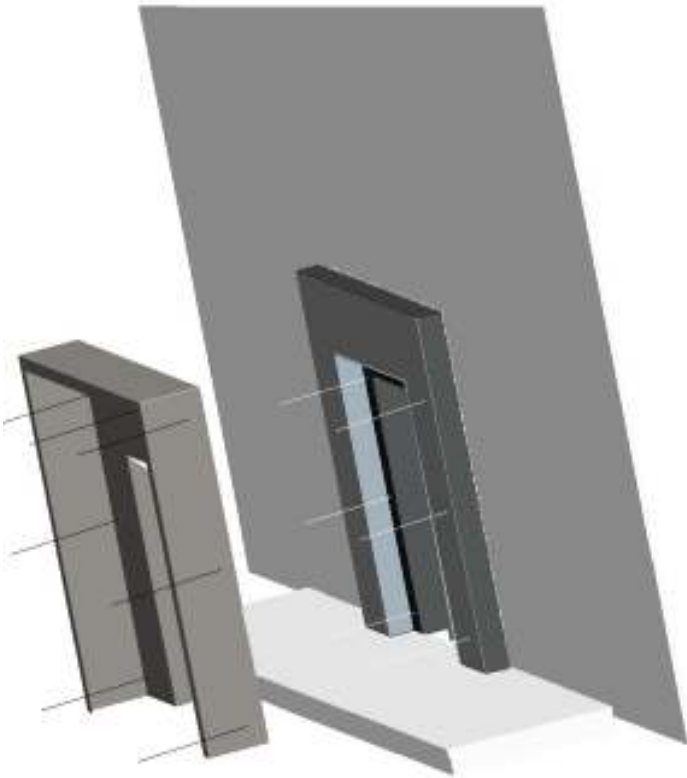
See page 17 for full details regarding front trim installation and adjustment.

Ensure the hearth is set level before continuing with the installation. Failure to install a level hearth could affect the installation of the mantel and appliance.

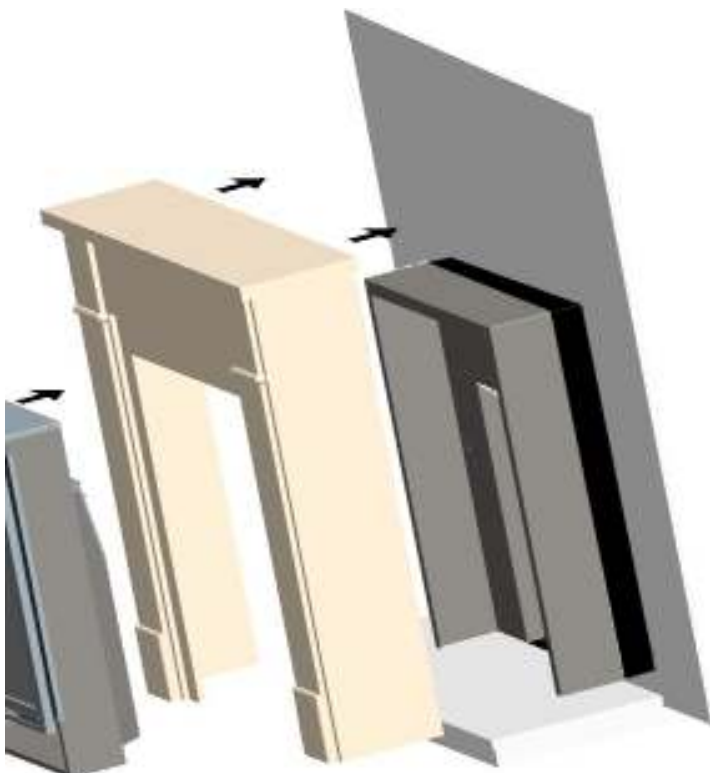


INSTALLATION TYPE C

These diagrams detail the installation of the appliance into a Pre Cast Flue where a **900 PRECAST MANTEL** is being fitted. For details on **900 PRECAST MANTEL** critical dimensions see page 9.



Ensure the hearth is set level before continuing with the installation. Failure to install a level hearth could affect the installation of the mantel and appliance.



The **900 PRECAST SPACER KIT** is used to create an interface between the precast flue and the **900 FIXING PLATE**. Fit the hearth and firmly attach the PRECAST SPACER to the wall. See further details on page 12.

Using mortar or fondue around the inside edge of the SPACER/FLUE should be sealed and fixed into place as if it were a marble back panel. It is important that no leakage should occur.

For minimum hearth requirements see page 9.

The **900 FIXING PLATE** is then screwed to the 900 PRECAST SPACER with the screws provided. Using fire cement or similar around the inside edge of the joint between the **900 FIXING PLATE** and the **900 PRECAST SPACER**. Furthermore a suitable high temperature mastic should be used to further seal around the outside edge of the **900 FIXING PLATE** and the wall. See further details on page 13

It is extremely important that both the **900 PRECAST SPACER** and the **900 FIXING PLATE** are sealed to the flue as essentially a complete fireplace opening. Check the integrity of the spacer and fixing plate installation before proceeding.

The TYPE C INSTALLATION is completed by installing the **900 PRECAST MANTEL** to the wall securely. The mantel should be centred around the **900 FIXING PLATE**.

The critical dimensions of the **900 PRECAST MANTEL** are detailed on page 9. These critical dimensions ensure that the front trim plate of the fire and the front face of the mantel are aligned.

The front trim plate of the appliance is fully adjustable with four independent magnets. These magnets can be screwed in or out to position the front trim plate correctly. This adjustment is provided as there may be some variation in the wall flatness and level.

See page 17 for full details regarding front trim installation and adjustment.

900 STANDARD MANTEL

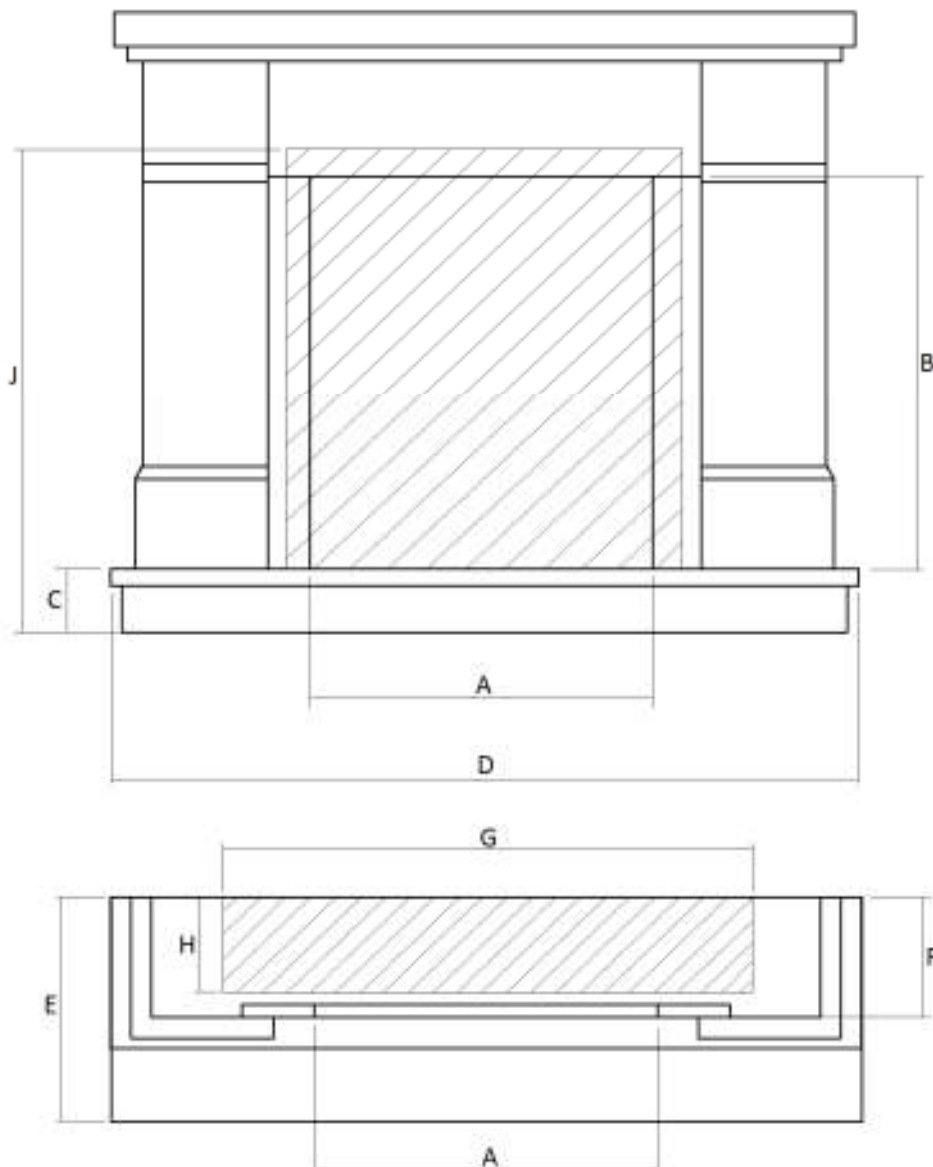
CRITICAL DIMENSIONS

This Mantel MUST be constructed from Non-Combustible Materials.

These diagrams detail the CRITICAL dimensions which must be achieved for correct installation of the appliance when being installed into a **900 STANDARD MANTEL**.

NOTE: Front Lower Marble Access Plate Dimensions and installation for BOTH **900 STANDARD & 900 PRECAST MANTELS** is detailed separately on page 10

	DESCRIPTION	mm (min)	mm (max)
A	Width of Opening	662mm	664mm
B	Height of Opening	744mm	747mm
C	Height of Hearth	50mm	N/A
D	Width of Hearth	960mm	N/A
E	Depth of Hearth	381mm	N/A
F	Effective Rebate to Front Marble Face	164mm	167mm
G	FIXING PLATE (Width) Area to be kept clear within Mantel	780mm	N/A
H	FIXING PLATE Area (Depth) to be kept clear within Mantel	140mm	N/A
J	FIXING PLATE Area (Height) to be kept clear within Mantel	800mm	N/A



900 PRECAST MANTEL

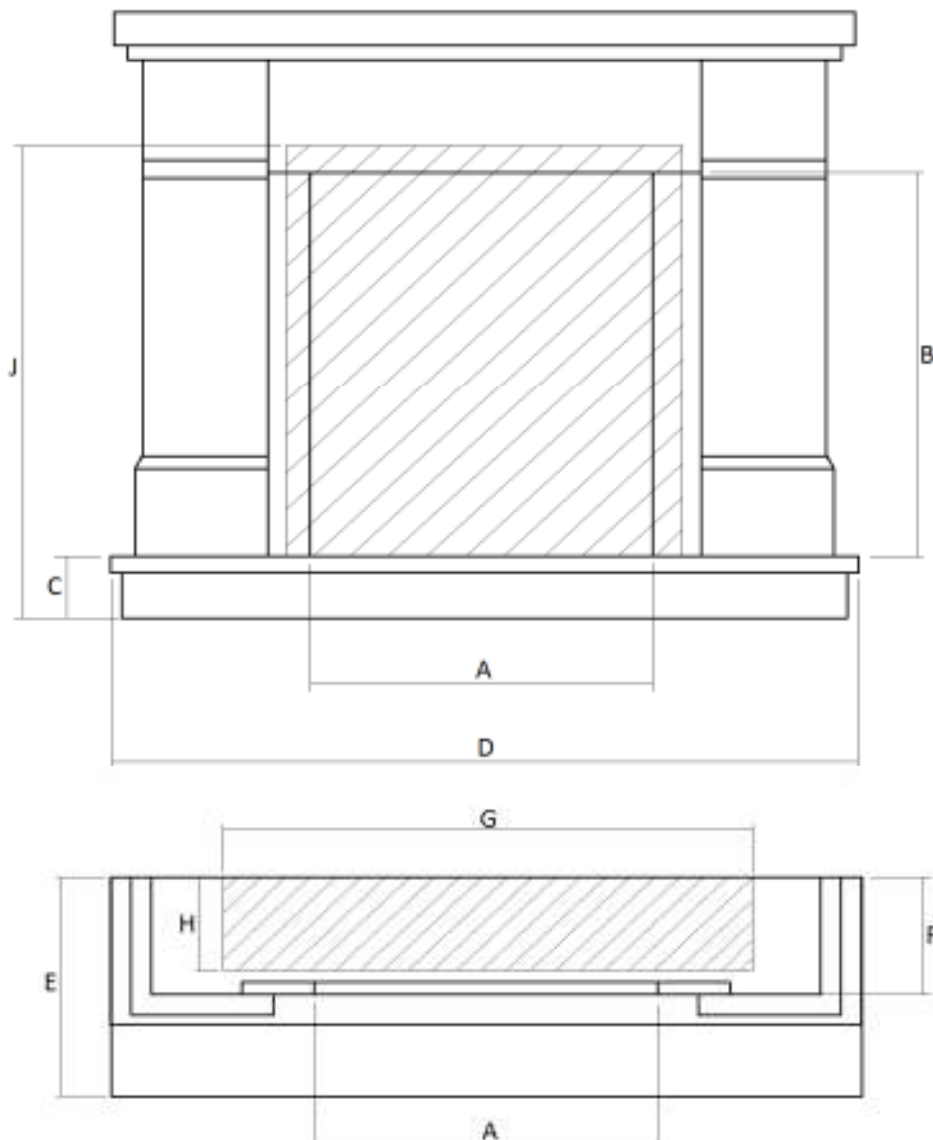
CRITICAL DIMENSIONS

This Mantel MUST be constructed from Non-Combustible Materials.

These diagrams detail the CRITICAL dimensions which must be achieved for correct installation of the appliance when being installed into a **900 PRECAST MANTEL**

NOTE: Front Lower Marble Access Plate Dimensions and installation for BOTH **900 STANDARD & 900 PRECAST MANTELS** is detailed separately on page 10

	DESCRIPTION	mm (min)	mm (max)
A	Width of Opening	662mm	664mm
B	Height of Opening	744mm	747mm
C	Height of Hearth	50mm	N/A
D	Width of Hearth	960mm	N/A
E	Depth of Hearth	381mm	N/A
F	Effective Rebate to Front Marble Face	219mm	222mm
G	FIXING PLATE Area (Width) to be kept clear within Mantel	780mm	N/A
H	FIXING PLATE Area (Depth) to be kept clear within Mantel	140mm	N/A
J	FIXING PLATE Area (Height) to be kept clear within Mantel	800mm	N/A



MARBLE ACCESS COVER

CRITICAL DIMENSIONS

This Access Cover MUST be constructed from Non-Combustible Materials.

These diagrams detail the CRITICAL dimensions of the MARBLE/STONE ACCESS COVER

This information is to be used for both **900 STANDARD & 900 PRECAST MANTELS**

	DESCRIPTION	mm (min)	mm (max)
A	Marble Access Cover Width	659mm	661mm
B	Marble Access Cover Height	98mm	100mm
C	Chamfer Detail	6mm	N/A

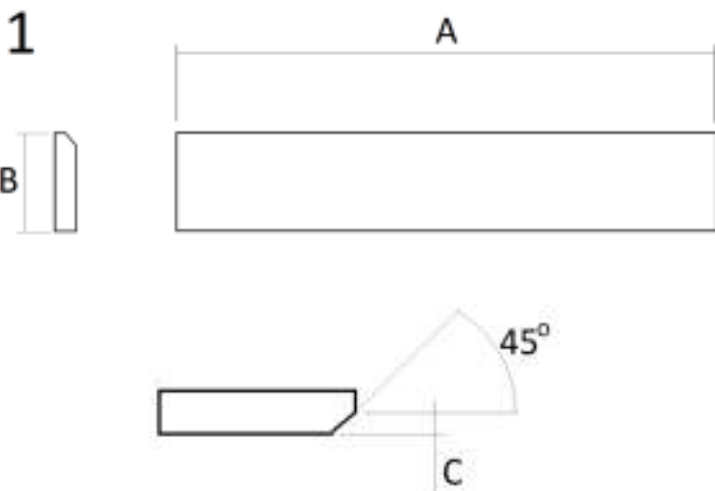
A Marble/Stone Access Cover is required to sit below the front trim plate. This Access Cover is used to conceal the controls area of the appliance and provides access for battery changes or service.

The installer should check that the Access Cover has been made to the correct dimensions and then, using the double sided bonding tape supplied, affix the support plate to the rear face of the Access Cover.

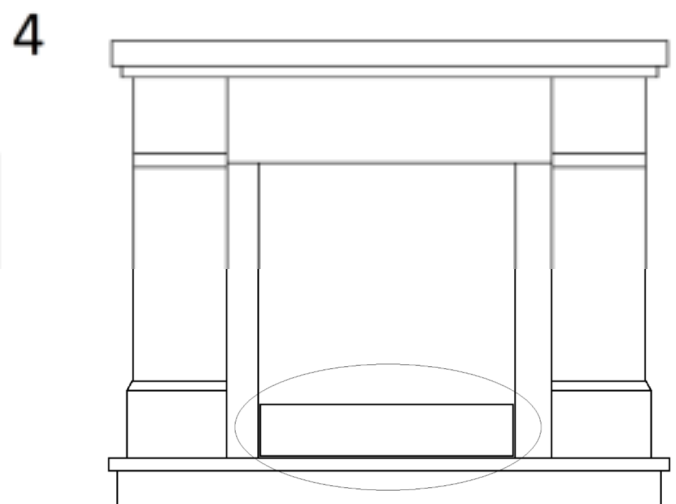
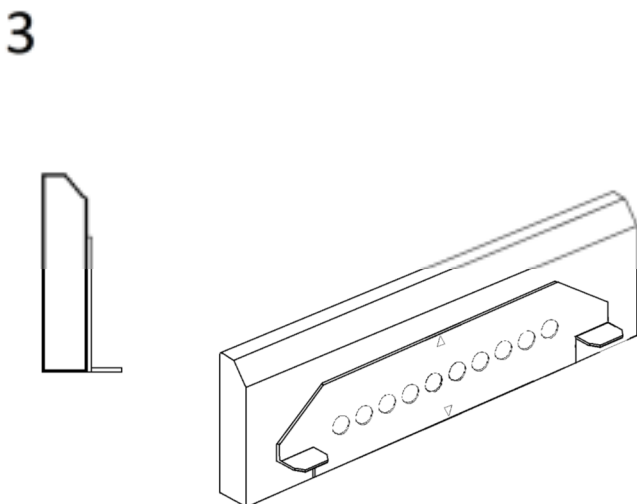
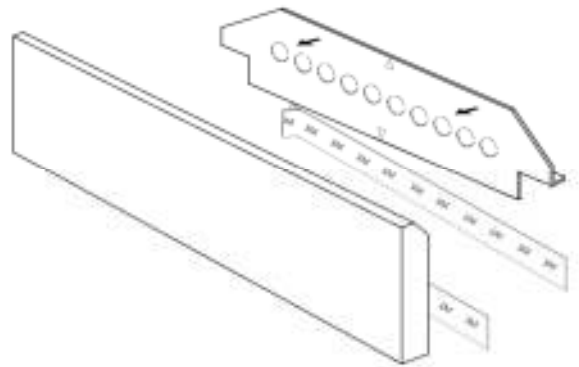
Ensure that the support plate and the Access Cover are flush at the base and that the two arrow marks are aligned in the centre of the marble cover (see fig 3 below).

The marble/stone access cover sits on the hearth in front of the appliance.

Use the two adjustable magnets on the appliance to align the front edge of the marble with the mantel.



2 Apply the double sided tape to the rear face of the metal plate, then affix to the rear face of the marble access cover. Take care to ensure it is fitted centrally with the bottom edges aligned.

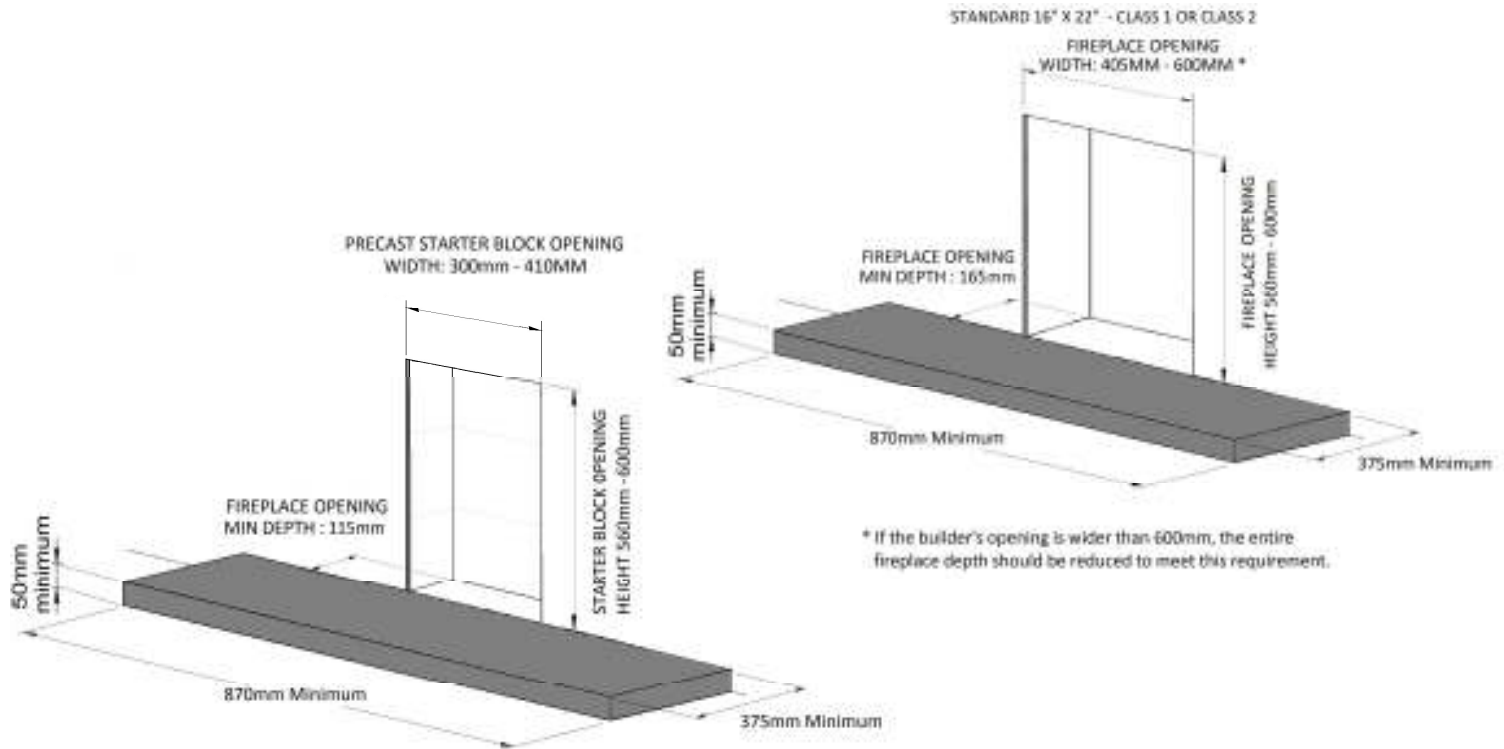


SITING THE APPLIANCE

Fireplace Opening

IMPORTANT NOTE: This appliance **DOES NOT** seal onto a marble or stone back panel. The fire is installed directly into the FIXING PLATE assembly. Installation of this fixing plate is detailed on the preceding pages 5,6 & 7.

The mantel should be constructed to the requirements shown on the preceding pages 8,9 & 10.



The fireplace opening should be checked to ensure it meets the dimensional specifications stated in the diagrams above. It is also important that the area surrounding the fireplace opening is flat and vertical. If the surface surrounding the fireplace opening is not flat and vertical then the wall should be remedied prior to the installation taking place.

The FIXING PLATE (or precast spacer—if applicable) will fit against this fireplace opening, see pages 5, 6 & 7 for installation options. If the fireplace opening is outside these dimensions then the opening should be made good to these dimensions using a suitable non-combustible material before proceeding.

A flat surface of a minimum 800mm wide and 800mm high must be provided around the fireplace opening to ensure a good seal is formed between the FIXING PLATE / PRECAST SPACER and the wall. In addition it is important to ensure that the base of the fireplace opening is flat and level with the hearth surface to ensure a secure and aligned installation of the appliance.

The minimum hearth dimensions are shown in the diagrams on pages 8 and 9. The upper surface of the hearth must be a minimum of 50mm above the floor and the fireplace opening should be filled with a suitable non combustible material to bring it level with the hearth.

Installation into a Brick Chimney

When the appliance is being installed into a brick chimney there must be sufficient depth behind the appliance to accommodate any falling debris. This debris collection void should be capable of accommodating twelve (16.5) litres of volumetric space. The flue height must be a minimum of 3 metres.

Installation into a Prefabricated Twin Wall Metal Flue Box

This appliance can be installed into a prefabricated metal twin wall flue box providing it complies to the requirements of BS715 / BS EN 1856-2. The box must have an insulated flue with a minimum diameter of 125mm (5") diameter and a minimum effective overall height of 3 metres.

The top outer face of the flue box should be insulated to prevent heat loss with a layer of mineral wool insulation or similar. The metal flue box (to BS715) must stand on a non-combustible surface with a minimum thickness of 12mm.

Installation into a PRE-CAST FLUE Installation

Ensure that there is a minimum of 115mm from the front of the fireplace opening to the rear of the flue starter block—this is to ensure that sufficient clearance is allowed for debris collection. The flue height must be a minimum of 3 metres.

Checking the Flue

Use a smoke pellet prior to the appliance installation to ensure the viability of the flue and check that the smoke can be seen being emitted from the terminal / chimney pot outside. There must be no leakage of smoke through the structure of the chimney/flue during or after the smoke pellet test and it is important to check inside upstairs rooms adjacent to the chimney/flue. Check the chimney pot / terminal and general condition of the brickwork or masonry. If the chimney or flue is in poor condition or if there is no up-draught do not proceed with the installation. If there is a history of down-draught conditions with the chimney / flue, the installation of a tested and certificated flue terminal or cowl suitable for the relevant flue type should be considered.

IMPORTANT NOTE: THIS FIXING PLATE IS INSTALLED BEFORE THE MANTEL AND FIRE ARE FITTED

When the hearth has been installed and the fireplace opening is prepared as per the details on page 11 of these instructions, the PRECAST SPACER and/or FIXING PLATE can commence.

This appliance **MUST** be installed with the **FIXING PLATE** supplied.

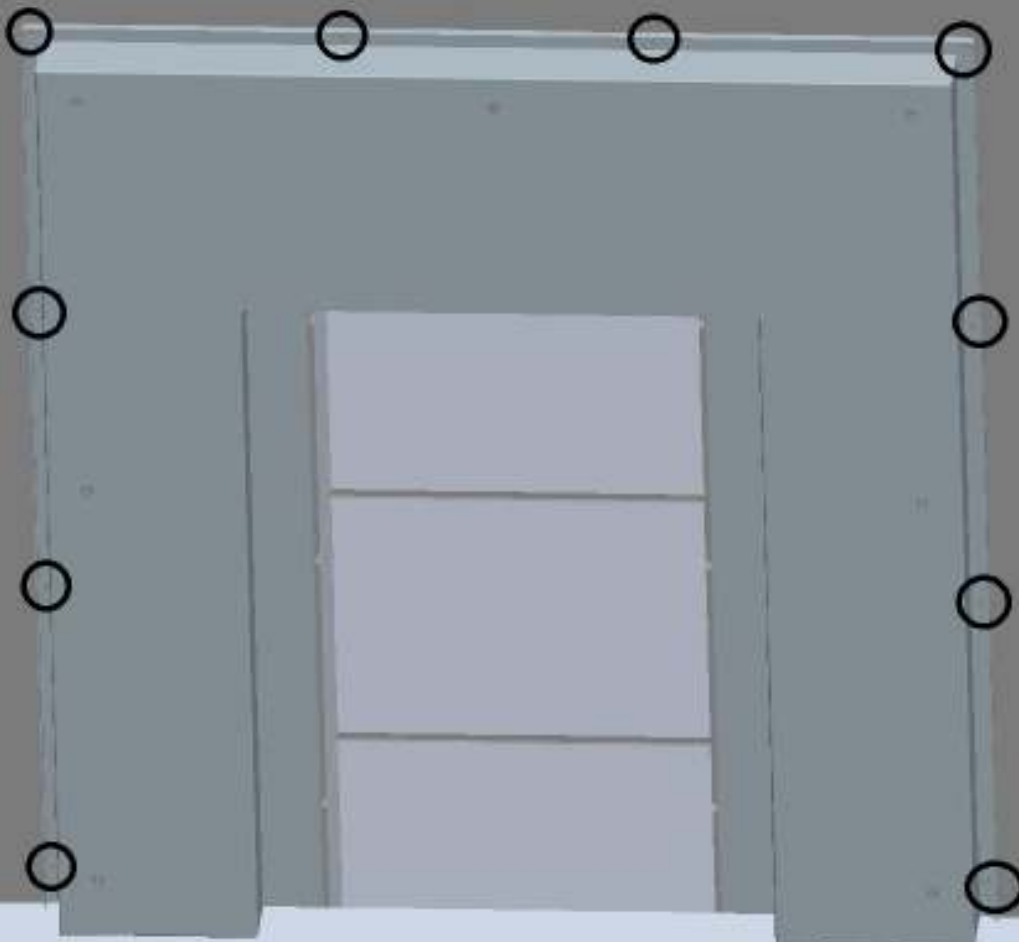
If this appliance is being fitted into a brick chimney or BS715 fabricated metal firebox then turn to page 14.

FIXING THE PRECAST SPACER

(PRECAST FLUE INSTALLATIONS ONLY)

If the appliance is being installed into a PRECAST flue then follow the procedure below to fix the PRECAST SPACER to the wall.

Using the 10 screws and plugs provided in the PRECAST SPACER kit, secure the spacer to the wall symmetrically around the hearth / precast opening.



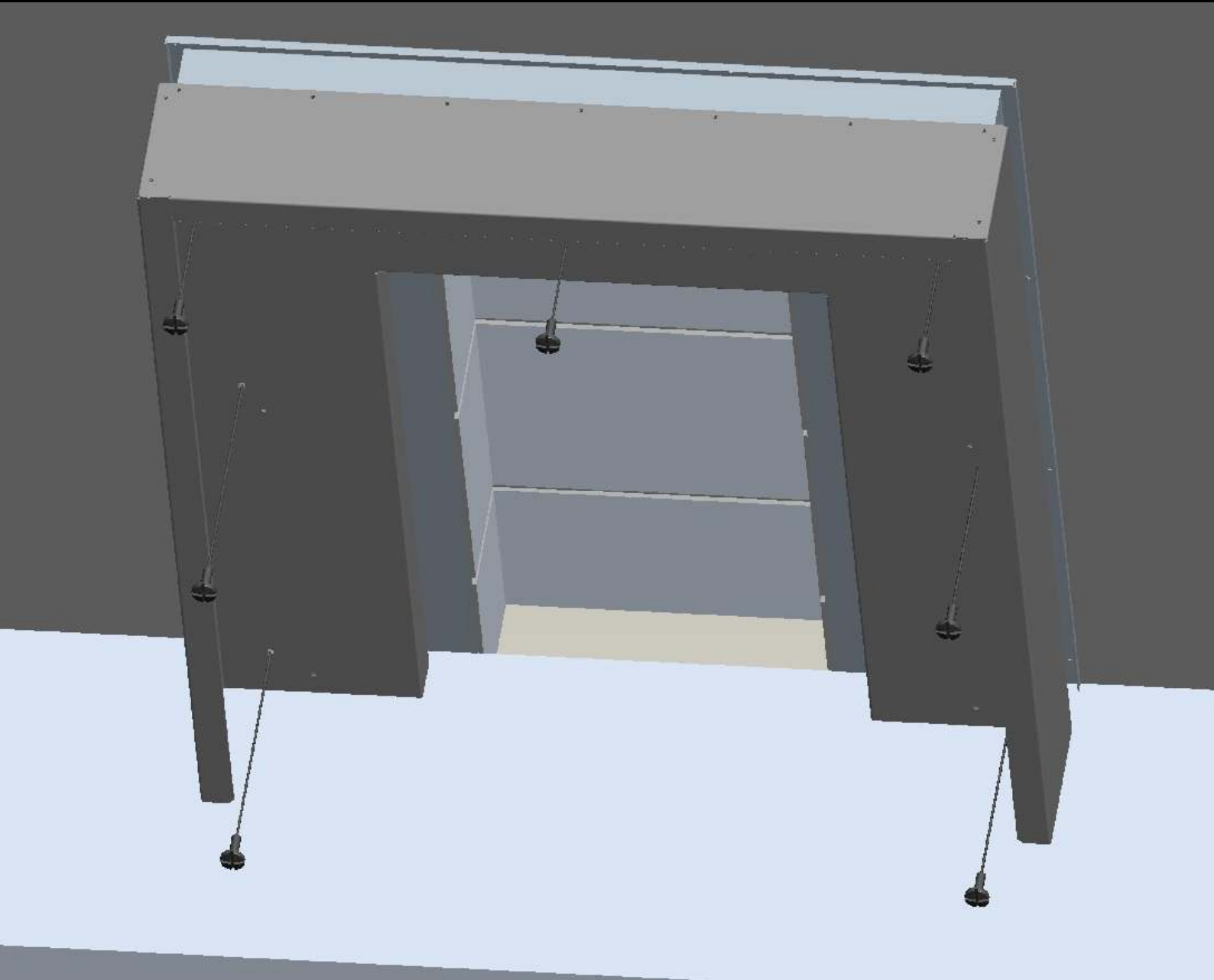
Once screwed into position ensure this spacer is sealed airtight against the fireplace opening with a suitable heatproof silicone externally around the frame and internally using a non combustible fondant as you would installing a marble back panel.

INSTALLING THE FIXING PLATE

(PRECAST INSTALLATIONS ONLY)

For Class 1 and Class 2 installations see page 14.

PRECAST INSTALLATIONS



Installing the FIXING PLATE

The FIXING PLATE can now be screwed to the PRECAST SPACER.

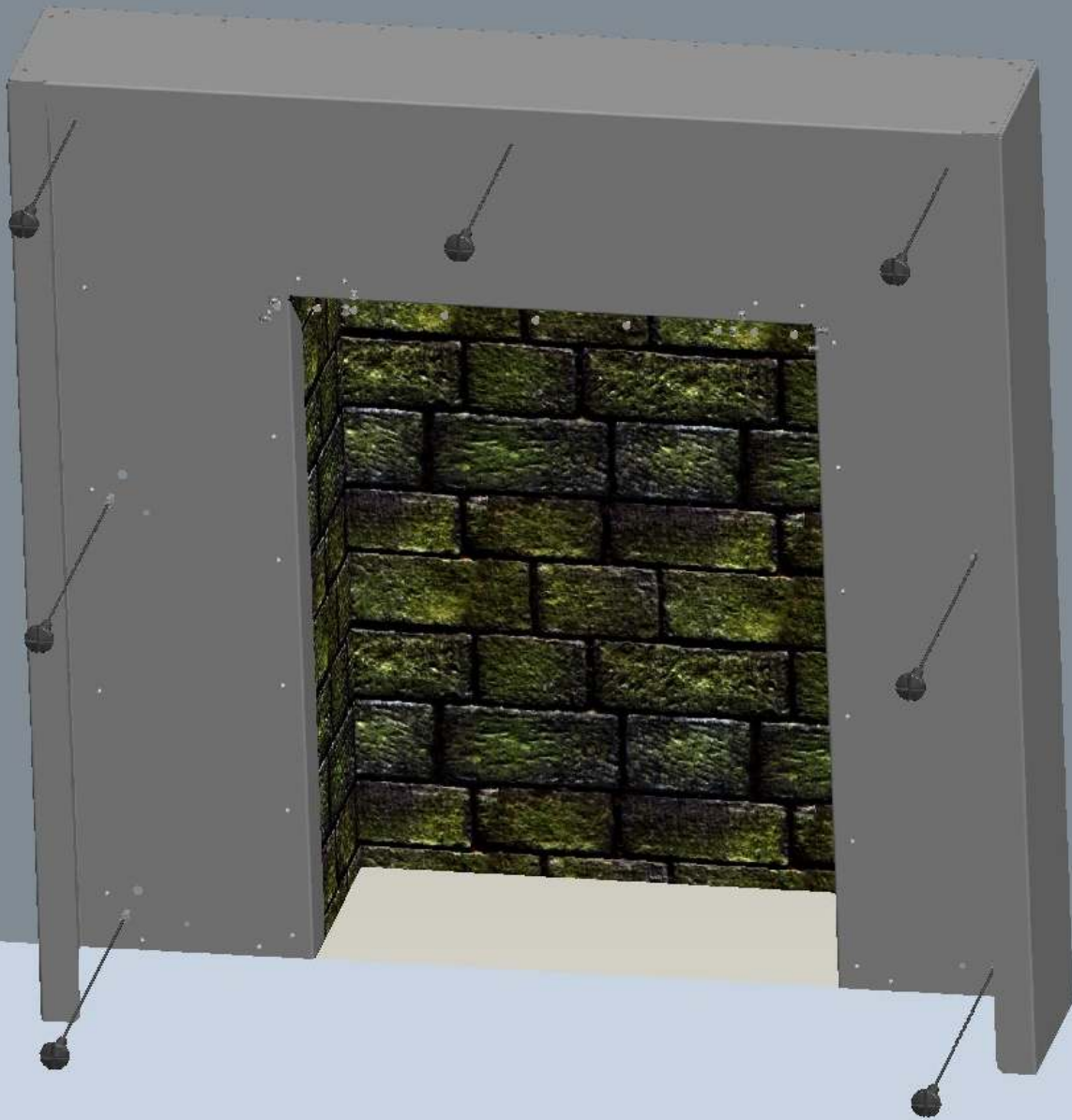
Use the 7 screws supplied with the PRECAST SPACER kit to secure as shown above.

Once screwed into position ensure this FIXING PLATE is sealed airtight against the PRECAST SPACER with a suitable heatproof silicone externally around the frame and internally around the fireplace opening using fire cement or other suitable non combustible fondant as you would installing a marble back panel.

INSTALLING THE FIXING PLATE

(STANDARD INSTALLATIONS)

STANDARD INSTALLATIONS



Installing the FIXING PLATE

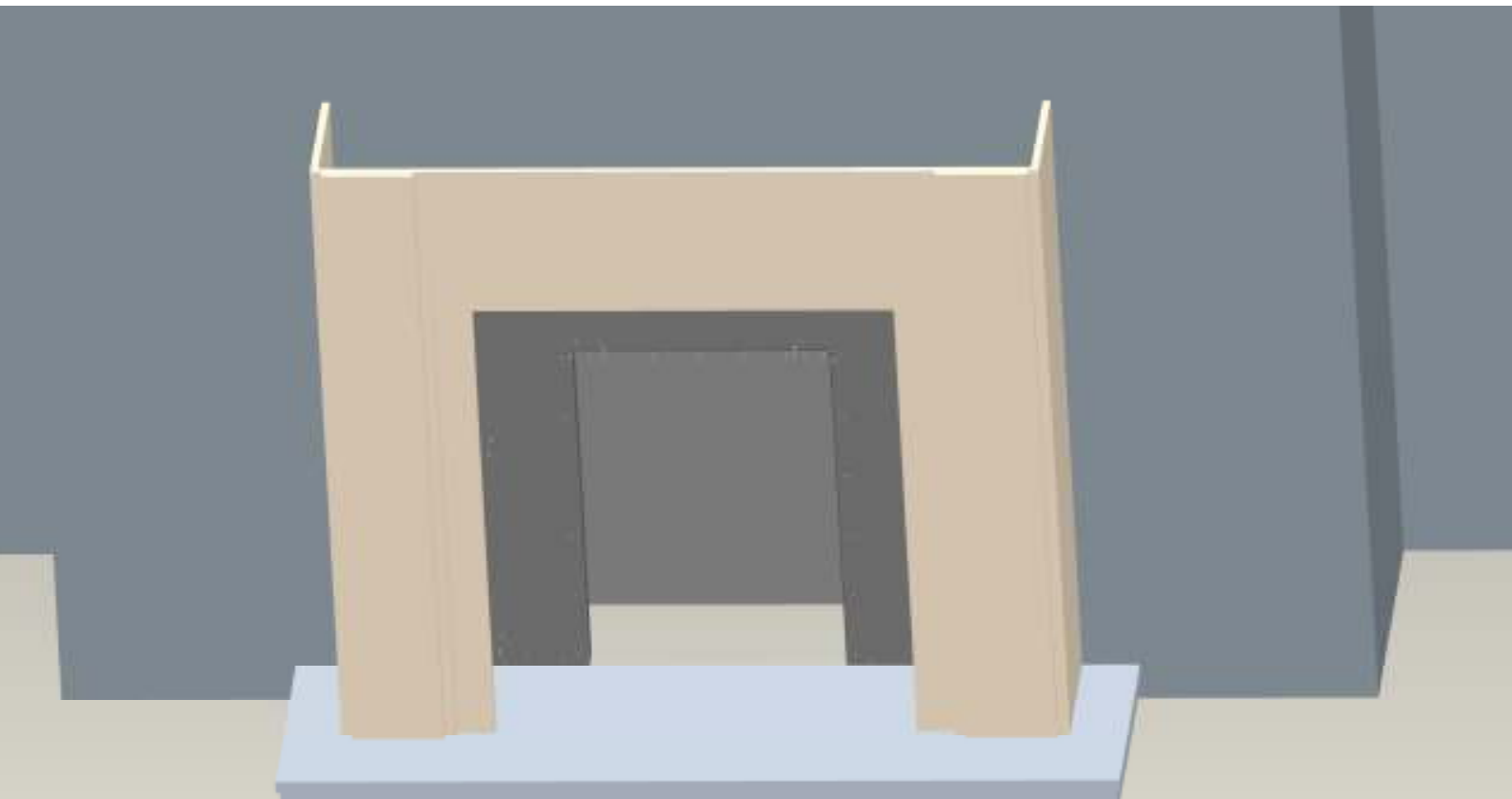
The FIXING PLATE can now be screwed to the wall symmetrically around the fireplace opening and hearth.

Use the 7 screws and plugs supplied in the appliance installation kit.

Once screwed into position ensure this FIXING PLATE is sealed airtight against the wall with a suitable heatproof silicone externally around the frame and internally around the fireplace opening using fire cement or other suitable non combustible fondant as you would installing a marble back panel.

INSTALLING THE MANTEL

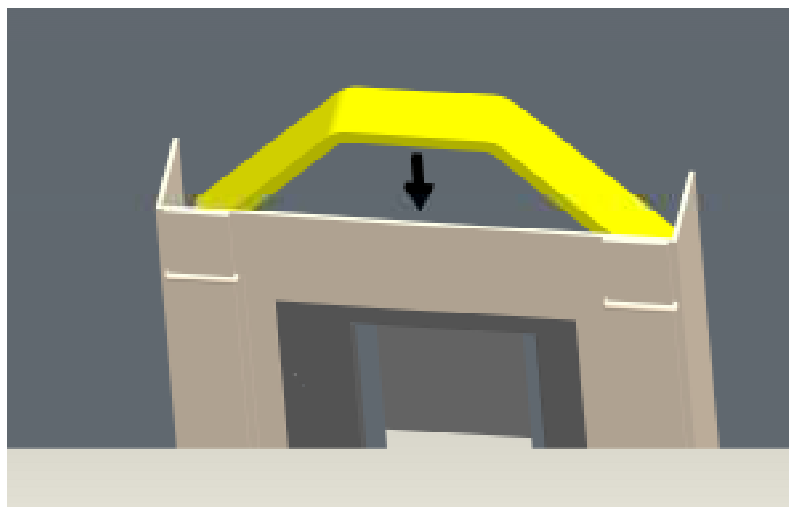
(ALL INSTALLATIONS)



Installing the MANTEL

The mantel should be placed symmetrically around the FIXING PLATE . Carefully measure the distance between the mantel opening and the front edge of the FIXING PLATE to double check. Failure to fit the mantel in the correct position will prevent the front trim assembly from fitting properly.

Secure the mantel to the wall.



Before fitting the shelf to the mantel, the Rockwool (supplied) should be packed around the PRECAST SPACER and/or the FIXING PLATE as shown in the adjacent picture.

Under NO circumstances should this fireplace be commissioned without the installation of the Rockwool provided.

The shelf can now be fitted to the mantel.

This appliance is intended for installation into a marble or stone mantel constructed of non combustible material. For this reason no clearances from combustible shelf are given.

INSTALLING THE APPLIANCE AS HIW (Hole In the Wall)

THIS APPLIANCE CAN BE INSTALLED AS A HOLE IN THE WALL INSTALLATION. FULL DETAILS OF THIS TYPE OF INSTALLATION ARE SUPPLIED WITH THE HIW INSTALLATION KIT.

THE INSTALLER MUST INFORM THE USER OF THE FOLLOWING IMPORTANT NOTICES AFTER A HOLE IN THE WALL INSTALLATION HAS BEEN UNDERTAKEN.

1. The user must be made aware to fit a secure fireguard where the room is used by elderly, infirm, infants or young children.
2. The customer should be advised to fit a hearth panel or a physical barrier in accordance with BS5871-2. Should this advice not be followed the customer should be advised to give due to consideration to the safety of the occupants in the room where the appliance is to be installed.
3. The user must be made aware to keep the area immediately in front of the appliance clear of combustibles items. This does not include the floor covering however such covering should be fixed.
4. The user must ensure that other occupants of the room where the appliance is installed are notified to not get unnecessarily close to the appliance when in use or to position any furniture or appliances too close to the fire.

INSTALLING THE APPLIANCE

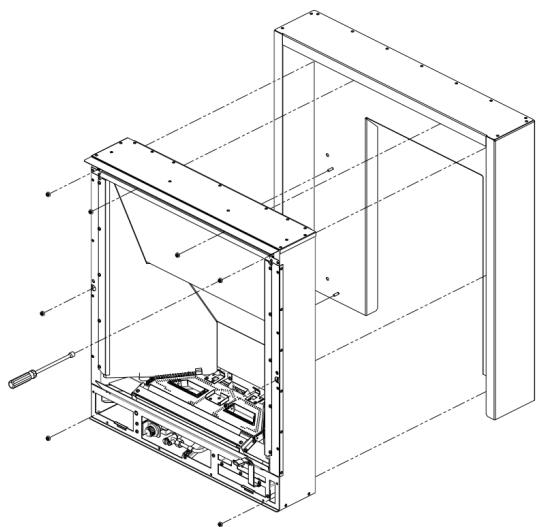
Prepare the Appliance for Installation

Remove the front trim panel, the glass panel assembly and the ceramic components from the unit (see glass removal instructions on page 17).

Remove the burner tray from the appliance. (For instructions see page 21). Remove the knockout for the gas entry, fit rubber plug after slitting for gas pipe entry—see below for full details.

Fit the slide lever to the burner tray using the 2 (two) screws provided.

Carefully slide the firebox into the opening. (Note the rubber seal is pre-fitted to the appliance on the sealing face).



Fix the appliance into position using the eight (8) securing nuts supplied. Note the appliance has slots at these positions to allow a small amount of movement left or right to allow it to be secured centrally. See adjacent diagram.

These nuts need to be fixed using the special magnetised socket driver (supplied).

UNDER NO CIRCUMSTANCES SHOULD THIS SOCKET TOOL BE REMOVED FROM THE SITE, IT WILL BE NEEDED FOR FUTURE SERVICING OF THIS APPLIANCE.

Connecting the Appliance to the Gas Supply

In all installation conditions the gas connection should be provided using 8mm (O/D) copper tubing. **No soldered joints** should be used with the firebox of the appliance. The blind grommet which is supplied in the standard fitting pack should be used to close up the knock out hole—simply cut a small cross with a sharp knife in the centre of the grommet—this will then seal around the gas pipe to provide a tight seal. **Under no circumstances** should this gas entry hole be **left open** and **unsealed** as this can result in **flame reversal** and can cause **damage** to the appliance. **Should this occur the warranty to this appliance will be rendered void.**

Before connecting the gas supply to the appliance a gas soundness test should be performed to ensure that the existing pipe work in the property is sound.

Ensure that the gas line has been purged to prevent dust or debris from entering the appliance.

The burner tray can now be reinstalled into the firebox using the eight screws — see page 21

The gas connection should be made to the appliance using the 8mm restrictor isolation valve supplied with the appliance.

This restrictor elbow is supplied loose and should be fitted as per the label on the instruction packet.

GLASS PANEL / FRONT TRIM INSTALLATION

Removal and replacement of the front glass panel.

The glass panel is held in place with 10 screws. When removing the screws it is advised to remove the side screws first, and finally the top two screws. Take care to hold the glass panel whilst removing the final screw.

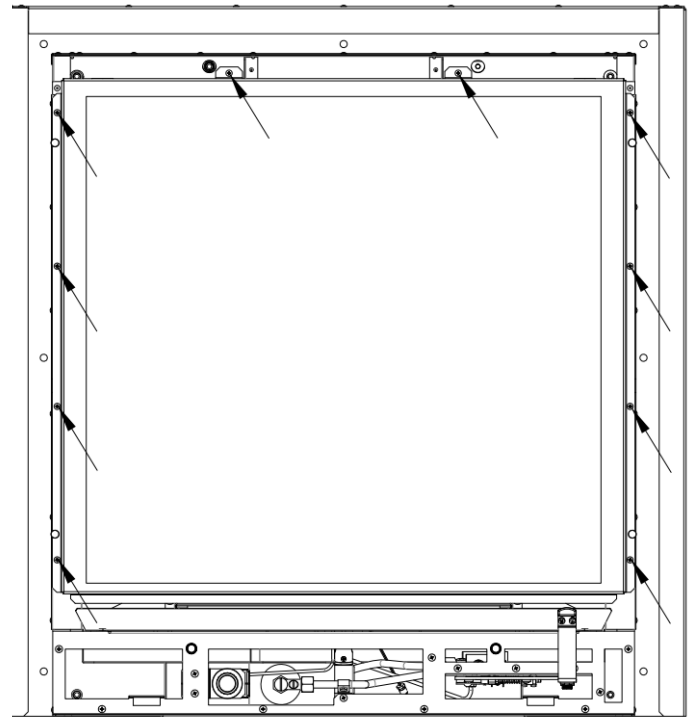
Take care to support the glass and the frame when removing or handling the glass assembly.

Now lift the glass frame assembly from the appliance.

The ceramics can now be installed, rearranged correctly or removed for service. For correct installation of ceramics see pages 24-27.

Refit the glass frame assembly in the same manner.

The glass panel should be undamaged. If the glass panel is broken or cracked it should not be used. Contact the manufacturer for a suitable replacement before continuing.

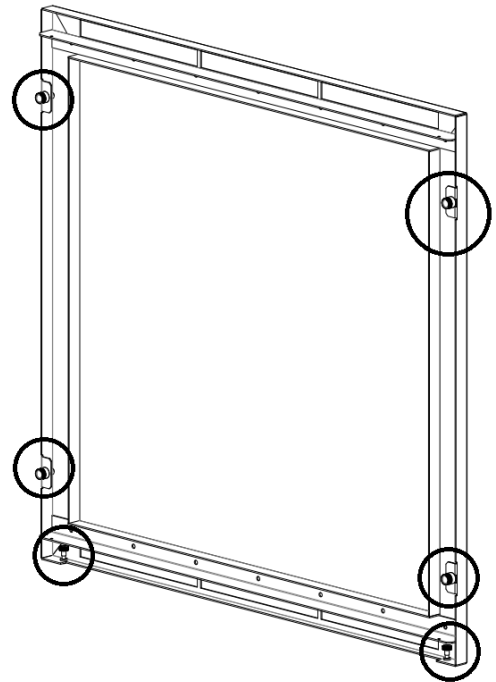


Adjustment of the Front Trim.

The front trim has various adjustment features to allow it to sit in the correct position.

On the rear of the trim are 4 (four) screw in magnets. These magnets sit on the glass frame and can be adjusted to align the front face of the trim with the front face of the mantel.

At the lower edge of the trim there are two thumb screws which can be wound in and out to set the height of the trim. These screws will sit on the marble access cover and create a small gap in this area. Subsequently this will control the gap at the top of the trim/mantel.



Installation / Removal of the Front Trim.

Fit the marble/stone access cover into position. See page 10.

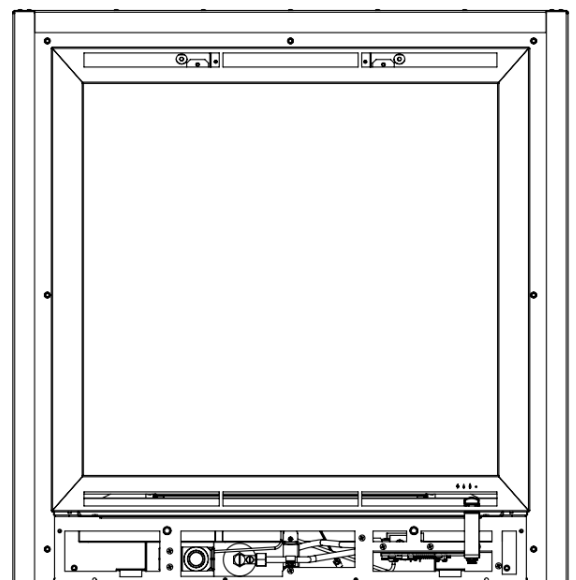
The front trim can now be fixed to the appliance.

Place the lower edge into position on top of the marble access cover ensuring the control lever pokes through the lower slot in the trim. Now rotate into position. The front face of the trim should be in line with the front of the mantel and access cover.

Correct alignment can be achieved by removing and adjusting the 4 (four) screw magnets on the trim.

The gap between the top of the trim and the mantel can also be adjusted using the two thumb screws at the base of the trim. See above.





It is important to leave about 1-2mm above the trim as expansion will take place while the appliance is hot.



Install the ceramics into the appliance according to these instructions—see pages 24 through to 27.

Refit the glass panel and front trim cover—See page 17

Test the operating pressure of the appliance by attaching a pressure gauge to the test point of the appliance. This connection should take place when the appliance is OFF. Ensure that gas is turned on at the gas meter and purge the air from the appliance. To light the appliance follow the instructions below:

Slide the control lever fully to the  (IGN) position and hold. The spark generator should spark continuously, ensure the spark is being generated correctly at the pilot assembly. Continue with this procedure until the air is purged from the appliance and the pilot and main burner are lit. Once lit hold the lever pushed to the left for up to a further 10-15 seconds. Once the pilot is established and secure release the lever—this is now the  (LOW) position. Now slide the lever to the right to the  (HIGH) position. Allow the appliance to run for a minimum period of 5 minutes. Next check that the inlet pressure to the appliance is 20 mbar \pm 1 mbar. Move the lever to the right against the spring pressure to the  position to turn OFF.

When lighting this appliance it should be noted that the main burner will light at low rate during the pilot ignition process.

SPILLAGE TEST

This appliance is fitted with an atmospheric sensing system in the form of an oxygen sensing pilot burner. This is designed to shut the fire off in the event of products being spilled into the room where the fire is being operated. It is important to note that this spillage monitoring device should not be disabled or be adjusted by the installer. If the spillage monitoring device (O.D.S pilot) is replaced it must only be exchanged with a suitable component which is supplied by the manufacturer.

To check for satisfactory clearance of products of combustion, close all doors and windows and leave the appliance burning on HIGH for five minutes.

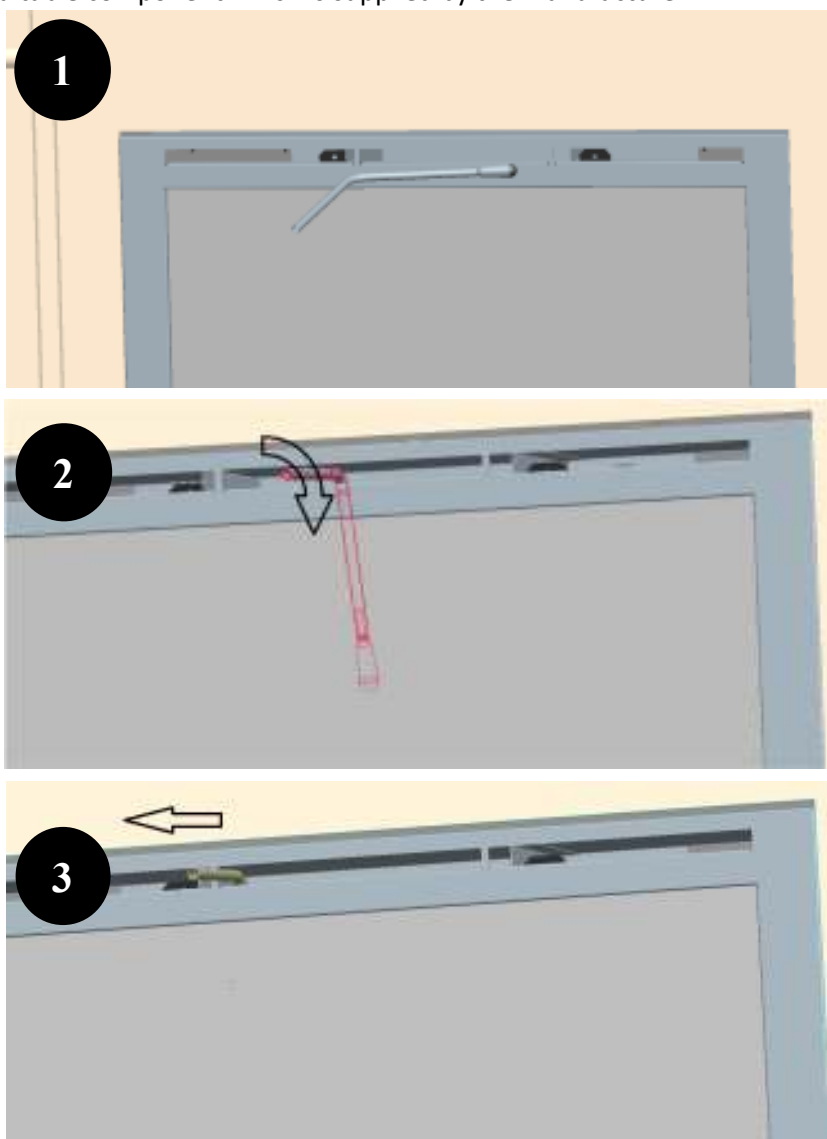
Insert a lit smoke match into the match holder supplied, pointing the match to the right as shown.

Push the holder and match into the centre slot at the top of the appliance. Once fully in, the holder should be rotated 90 degrees

Now move the match holder to the left side of the slot **AS FAR AS POSSIBLE**. This will position the smoke match at the internal draft diverter.

If some smoke appears at the convection outlet it may be the smoke match is not close enough to the diverter. Move the holder slightly to the right and rotate the holder a little further clockwise.

DO NOT MOVE MATCH HOLDER FROM THIS POSITION UNTIL THE SPILLAGE CHECK IS COMPLETE.



Check the clearance of combustion products. It is important to note that a special match holder is provided with this appliance. Do not remove this item from the property after installation is complete—it will be required for future inspections. If this part is lost contact the manufacturer immediately to purchase a replacement.

All the smoke must be drawn into the flue. If spillage occurs allow a further 5 minutes and repeat the test. If spillage still occurs turn off the appliance and seek expert advice. If an extractor fan is situated in the room the spillage test should be repeated with the fan running. If there is a connecting room with an extractor fan the test should be repeated with all the doors to that room open and the extractor fan running.

COMPLETING THE INSTALLATION

THE INSTALLER MUST INFORM THE CUSTOMER OF THE FOLLOWING TO COMPLETE THE INSTALLATION

Demonstrate the lighting of the appliance and the controls to select the heat settings. Demonstrate how to extinguish the fire.

Demonstrate the removal of the trim and marble access cover and how to reinstall correctly.

Demonstrate the location of the battery igniter and how to replace the battery. (AA type)

Discuss the removal and reinstallation of the glass and the ceramics. Explain how they should be cleaned and make the customer aware of the health and safety warning detailed on page 20.

Explain to the customer that the ceramics are fragile and must be treated with great care, explain that the ceramics are not covered by the warranty because of their fragility. Also explain that small hairline cracks will appear in the surface of the ceramics due to heat expansion and contraction—this is perfectly normal.

During the first several hours of use an odour will be experienced—this is normal and is the starch used in the manufacturing of the ceramic fuel bed, paints curing and oils remaining on some metal components that will burn off. This odour is non toxic and will eventually disappear after a few hours of use.

Advise that no rubbish should be thrown onto the appliance and that the appliance should be cleaned regularly.

Advise that the glass panel is very hot when running and that the trim and/or marble access cover should not be removed until the appliance has been allowed to cool for at least 30 minutes.

Advise the customer that ALL glass fronted gas appliances will leave condensation on the inside face of the glass when first lit—this is perfectly normal and is a result of the water vapour present in the combustion products hitting the cold glass surface. This condensate will disappear over the next minute or so. It is also important to advise the customer that this condensate will carry with it any **impurities in the air** and will therefore, with use, leave a **slight grey condensation** mark on the inside of the glass. We advise that this is cleaned off maybe 2 to 3 times a year, dependant on use.

A vacuum cleaner should be used to regularly clean behind the marble access cover to prevent lint gaining access to the appliance, in particular the pilot.

Advise the customer that the appliance should be serviced annually by a **GAS SAFE** engineer to ensure the safety and integrity of the appliance.

Advise the customer that the appliance has a very hot surface and therefore it is essential that a suitable fireguard be used for the protection of the elderly, infirm and young children. This fireguard should conform to BS8423 : 2002 (Fireguards for use with Gas Heating Appliances).

These instructions must be handed over to the customer once installation is complete.

Appliance Technical Information

Gas Type : Natural

Heat Input Gross : 6.75kW

Efficiency Class: 1

Gas Category : I2H

Injector : 74

NOx Class: 5

Inlet Pressure: (Cold) 20mbar

Destination Countries : GB

Efficiency Net: 83%

HEALTH AND SAFETY NOTICE

This appliance uses fuel effect pieces manufactured from Refractory Ceramic Fibres (RCF). Care must be taken to avoid excessive exposure to these materials as they may cause irritation to the eyes, skin, nose and throat. When handling, avoid inhaling and contact with skin and eyes. It is recommended that disposable gloves are worn in addition to a facemask and eye protection. After handling, wash hands thoroughly and any other exposed parts which may have come in to contact with the material.

If a vacuum cleaner is used to clean the fuel bed or areas around the appliance where fragments of the material may have fallen it is recommended that it be of the type fitted with a HEPA filter.

Care should be taken when disposing of RCF materials. It is important to keep any dust to a minimum so it is recommended that the fuel effect components are placed into a heavy duty plastic bag. The bag should be clearly labelled **RCF WASTE**. These materials are not classified as hazardous waste and should be disposed of at a site approved for the disposal of industrial waste.

Maintenance of the Appliance

The following procedures can and should be performed by the **customer** at regular intervals depending upon use of the appliance.

Cleaning the Appliance

Fuel Bed

The fuel effect components supplied with this product are extremely fragile and must be handled with great care. The ceramics in this appliance are not covered by the warranty due to their fragility. This includes the RCF fibre boards in the fire box. These components will break or chip if not handled with the greatest of care.

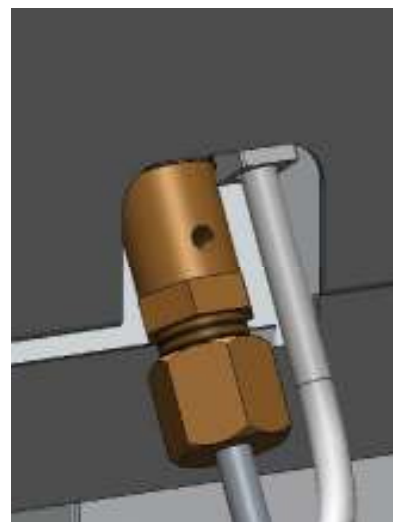
Cleaning of these components should only be undertaken once the appliance is switched off and has been allowed to cool for a minimum period of one hour. The components should be lifted carefully piece by piece from the appliance and placed onto a dust sheet or similar. They can be brushed gently with a soft brush to remove any dust or deposits. If you intend to use a vacuum cleaner then this should only be done once the loose Rockwool and any loose deposits of soot etc have been removed. Ensure that the moulded components are structurally sound and no significant part of the moulding has broken away. If any component has broken then it should be replaced before using the appliance. Only the correct replacement part as supplied by the manufacturer shall be used in this appliance. Do not add any additional components to the fuel bed layout. It is important to note that small hairline cracks will appear in the surface of the ceramics due to heat expansion and contraction—this is perfectly normal.

Painted Metal Parts and Glass

It is important that no abrasive cleaners or chemical agents are used in the cleaning of these components. It is recommended that all these surfaces including the painted metal parts are cleaned with a clean damp (not wet) cloth. Cleaning should only take place when the appliance is switched off and has been switched off for a minimum period of one hour. The glass panel can be cleaned using a non abrasive glass cleaner—this must only be undertaken when the appliance is off and cold.

Pilot

The pilot to this appliance has a small aeration hole at its base. If lint hair or excessive dust blocks this hole it may cause nuisance shutdown of the appliance. This aeration hole can be cleaned using a thin nozzle on a vacuum cleaner. Apply the nozzle of the vacuum cleaner over the aeration hole and use thumb and forefinger to help seal against the pilot body to provide maximum suction. This procedure should only be undertaken when the appliance is off and cold. If excessive lint is drawn in through this hole due to infrequent cleaning then it may result in the appliance not lighting or turning itself off automatically due to a starvation of air at the pilot burner. If this procedure does not resolve such a problem then the pilot assembly will need to be replaced. This must involve the installation of the same part as supplied by the manufacturer. Excessive lint build up which results in appliance operational problems is not covered by warranty. It is important to ensure that the area behind the marble access cover is cleaned regularly to prevent this occurrence (once a month during the winter period).



SERVICING THE APPLIANCE

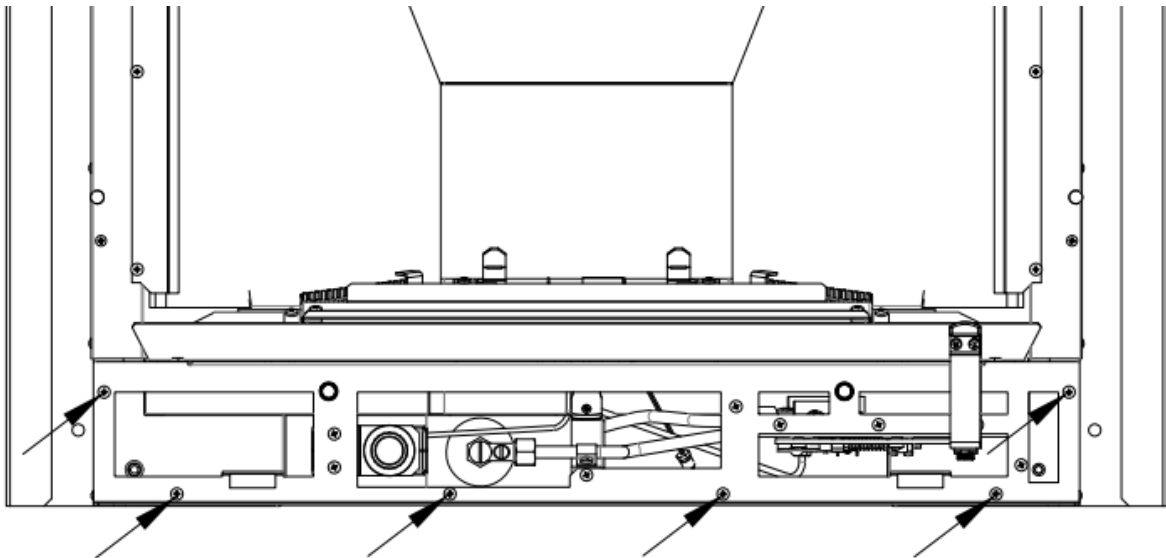
The following procedures can and should **only** be performed by a **GAS SAFE registered installer**.

This appliance should be serviced annually by a **GAS SAFE** registered installer.

Removal / Replacement of Gas Carrying Components.

The removal and replacement of all the gas carrying components will require the removal of the burner tray. The following information details the removal of this tray. Once removed, refer to the relevant section that follows detailing the removal of the specific component (s).

- Remove the marble access cover and the front trim from the appliance.
- Turn off the gas supply at the isolation valve on the appliance. Ensure the appliance is cold.
- Remove the glass panel (as described on page 17)
- Remove the fuel effect components - put in a suitable location where they cannot be damaged.
- Disconnect the gas supply from the restrictor elbow.
- Remove the six (6) screws (shown below) securing the burner tray to the firebox as detailed in the diagram.



- Now carefully pull the burner tray from the fire box. The burner tray can now be serviced or repaired accordingly—see the following pages for information about removing and replacing serviceable components.
- **Important Note:** Check the ceramic gasket located around the edge of the firebox where the burner tray was seated. Ensure this gasket is in good condition prior to reinstallation. If damaged, this gasket should be replaced. See page 28 for part no. manufacturer's details.
- Re-assemble the tray in the reverse order.

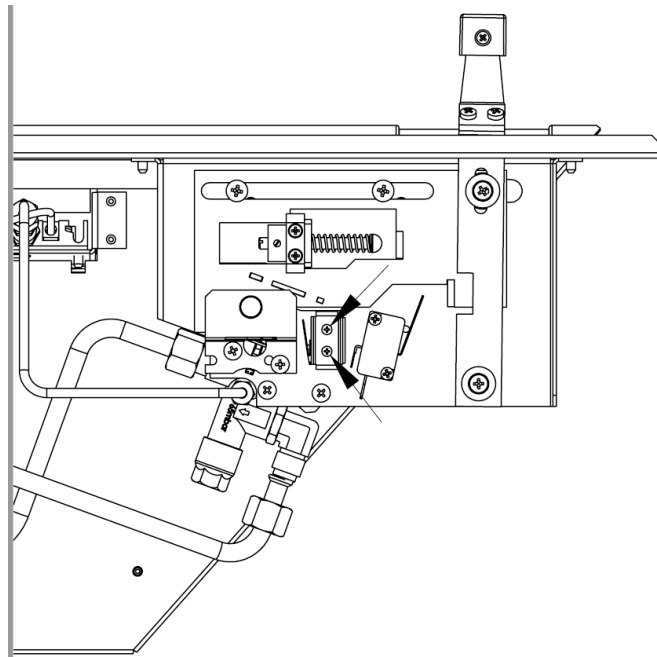
Removal / Replacement of Gas Carrying Components (continued)

Slide Control Valve

1. Remove the locknut from the front of the valve.
2. Undo the three (3) nuts around the periphery of the valve body—Gas Inlet / Burner / Pilot.
3. Remove the thermocouple nut from the back of the valve.
4. The valve can be removed and serviced / replaced as necessary.
5. Re-assemble in reverse order.
6. Re-assemble the burner tray into the firebox (see previous page).

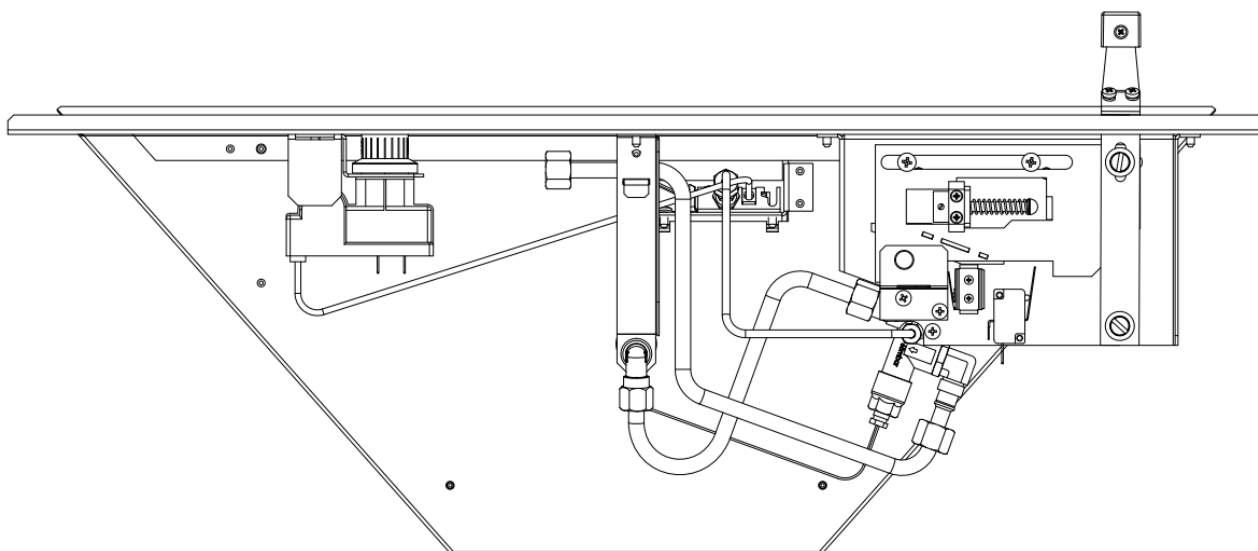
Replacement of the Pilot

1. Undo the pilot gas supply from the base of the pilot.
2. Remove the thermocouple nut from the back of the valve.
3. Remove the HT lead from the electronic igniter unit.
4. Remove the two (2) screws securing the pilot to the burner tray.
5. Remove the two (2) screws securing the microswitch to the tray.
6. The pilot assembly can be removed and replaced.
7. Re-assemble in reverse order.
8. Re-assemble the burner tray into the firebox (see previous page).



Replacement of the Injector









1. Remove the brass nut from the injector elbow.
2. Unscrew the injector elbow from the burner assembly.
3. The injector can be removed and replaced.
4. Re-assemble in reverse order.
5. Re-assemble the burner tray into the firebox (see previous page)



**Only replacement components supplied by the manufacturer should be used in the service of this appliance.
Contact details for Be Modern Ltd can be found on the back page of these instructions.**

OPERATING INSTRUCTIONS

SLIDE CONTROL OPERATION

1. Push the control lever to the left to the IGN symbol . The spark generator should cause a repetitive spark at the pilot and the pilot and main burner should ignite. If the pilot does not light after 10 seconds then slide the control lever to the right towards the OFF symbol  and wait for 3 minutes.
2. Once the pilot and main burner are lit keep the control lever held in this position for up to 15 seconds. Before releasing the lever give a firm push to the left to ensure the valve is engaged.
3. Now slowly release the control lever to the  symbol, the pilot should remain lit and the burner will be in the LOW setting. If it goes out, slide the lever to the OFF symbol  and wait for 3 minutes. Then return to step 1.
4. To set the appliance to the HIGH setting, move the control lever to the right to the  flame symbol. A stop will be felt at this position.
5. It is also possible to adjust the control knob between the  and the  flame symbols to achieve mid settings.
6. To turn the fire off, push the lever to the right to the  symbol to turn off.

When lighting slide control appliances it should be noted that the main burner will light at low rate during the pilot ignition process.

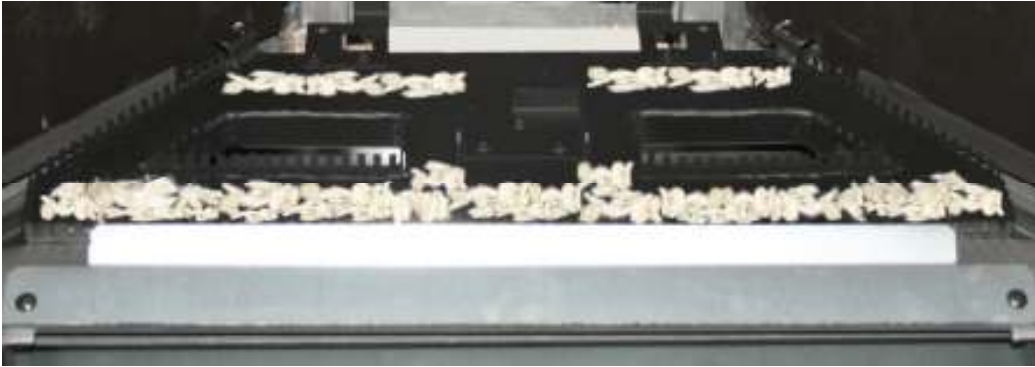
IMPORTANT NOTE: Should the spark generator fail to provide a spark at the electrode it may be that a small amount of soot has fallen from the fuel bed onto the pilot assembly, causing a short circuit. If this is the case, ensuring the appliance is off and cold, this area can be cleaned with the thin nozzle from a vacuum cleaner—see previous pages to remove trim / glass and logs. Alternatively check the battery is in good condition—the battery access cover is at the base of the appliance just left of centre and can be accessed by removing the front trim and marble access cover.

FUEL BED LAYOUT

The following instructions detail how the Rockwool, ceramic fuel bed and loose components are to be installed onto the appliance. Great care should be taken when handling these ceramic parts as they are fragile and can easily be broken. Do not force any component into position, if it does not fit easily then you are not fitting the part correctly. These instructions can also be followed to remove or reinstall the fuel bed after cleaning. This is a procedure that can be undertaken by the customer as required and the frequency will be depend upon use. **See page 17 for glass panel removal and installation.**

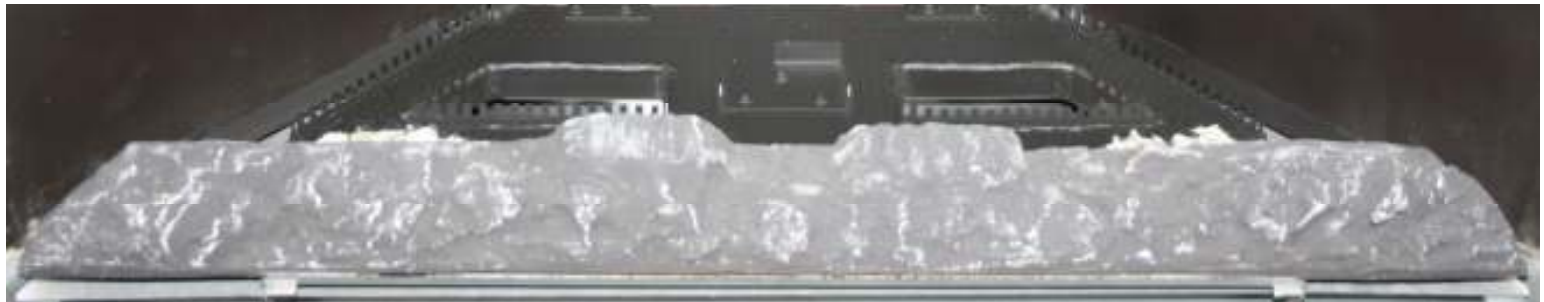
Step 1

Fit place some of the Rockwool onto the surface of the burner in the positions shown in the picture



Step 2

Fit the front ceramic rail strip in front of the burner as shown in the picture below.



Step 3

Fit the large rear log A into the appliance as shown in the picture below.



Step 4

Fit Log B onto the burner location brackets as shown below.



Step 5

Fit Central Log C onto the fuel bed as shown in the picture below.



Step 6

Fit Log D onto the fuel bed as shown in the picture below.



Step 7

Fit Log E onto the fuel bed as shown in the picture below.



Step 8

Fit Log F onto the fuel bed as shown in the picture below.

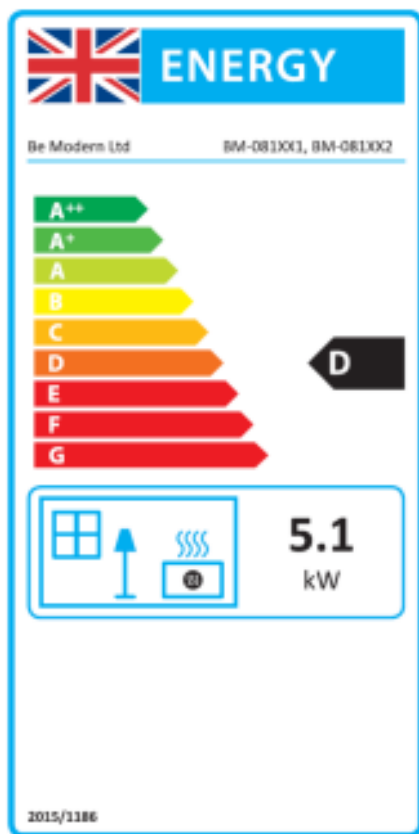


Step 9

Fit Log G onto the fuel bed as shown in the picture below.



Now refit the glass panel, front trim and marble access cover—see page 17 for details



Product Fiche	
Manufacturer :	Be Modern Ltd
Model No.	BM-081XX2
Fuel Type	Natural Gas I2H
Energy Efficiency Class	D
Indirect Heating Functionality	No
Direct Heat Output kW	5.1kW
Indirect Heat Output kW	N/A
EEl	74%
Useful Energy Efficiency (NCV)	High : 83.0%
Useful Energy Efficiency (NCV)	N/A
Nominal Heat Output	High : 5.1kW
Nominal Heat Output	Low : 2.1kW
Heat Output Temperature Control	Two Manual Stages
Permanent Pilot Power (kW)	N/A
Space Heating Emissions NOx (GCV)	130mg/kWh

Important Note:

The energy efficiency class of this product is defined using a seasonal efficiency calculation which reduces the actual net efficiency of the product where the use of automated heat control, thermostats, window open sensors and timers are not used. This is not to be confused with the net efficiency, or useful efficiency of the appliance (shown in the tables above).

This product MUST be installed by a Gas Safe Registered Installer. Full details are provided in this manual.

Be Modern Ltd. Bede Industrial Estate , Jarrow, Tyne & Wear, NE32 3BE

User Replaceable Parts

Part Number	Description
P-XX1191	Ceramic Front Rail
P-XX1191A	Ceramic Rear Log A
P-XX1191B	Ceramic Centre Log B
P-XX1191C	Ceramic Log C
P-XX1191D	Ceramic Log D
P-XX1191E	Ceramic Log E
P-XX1191F	Ceramic Log F
P-XX1191G	Ceramic Log G
P-XX1191Z	Ceramic Gasket Seal for Burner Tray (See page 21)
P-XX1191H	Pack of Glow Rockwool
P-XX1398A	Glass Panel with frame assembly
P-XX1398B	Front Black Trim Assembly

bemodern
FIRES | FIREPLACES

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CA**

Due to our policy of continual product improvement, some diagrams and small details may not be accurate however if there is any concern or matter of understanding that you feel needs to be clarified please contact us directly. Our contact details are shown above.