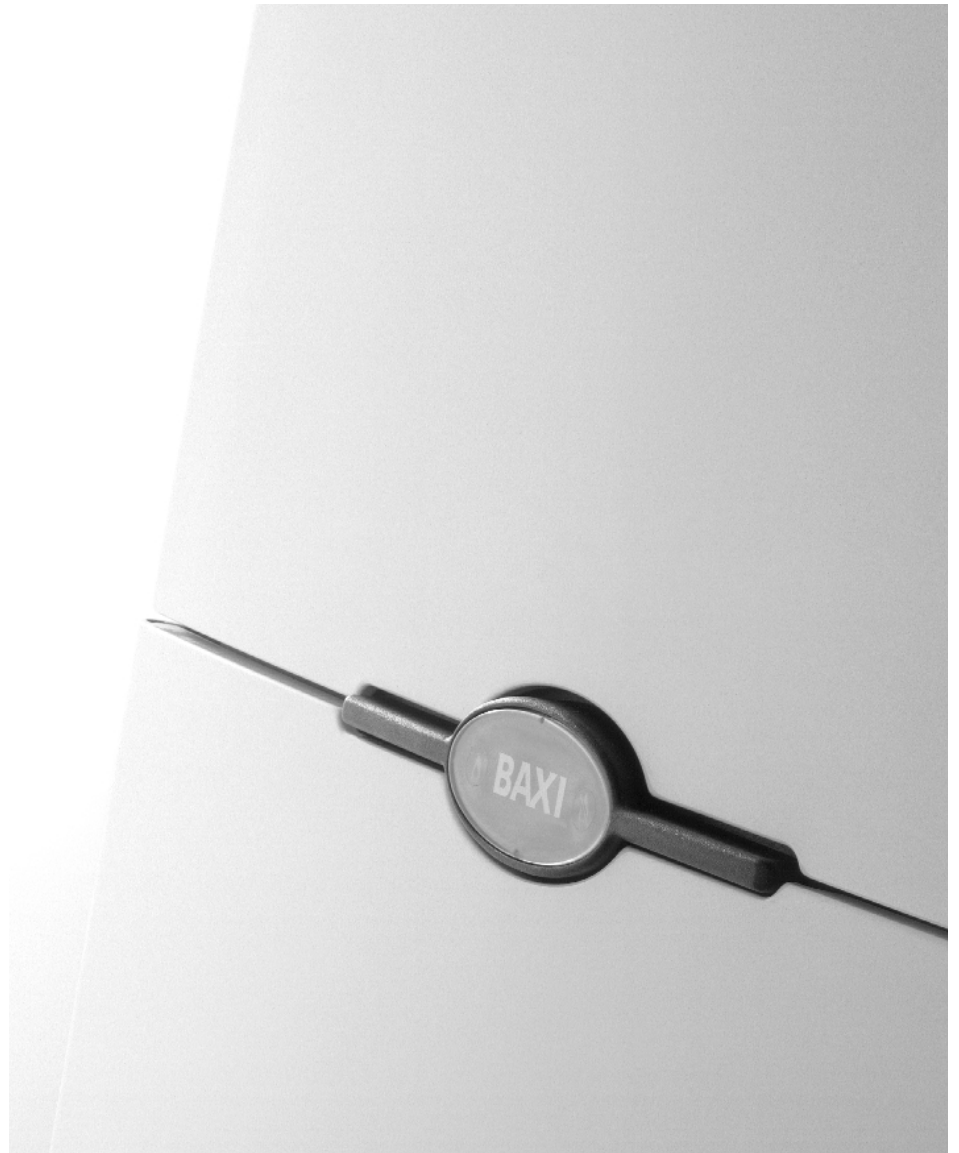


# BAXI

## User's Operating Instructions



### **Baxi 100/2 HE Plus**

Wall Mounted Powered Flue Condensing Boiler  
Gas Fired Central Heating Unit

Please keep these instructions safe.  
Should you move house, please hand  
them over to the next occupier.

## Natural Gas

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Baxi 100/2 HE Plus  
G.C.N° 41 075 34

Baxi is one of the leading manufacturers of domestic heating products in the UK.

Our first priority is to give a high quality service to our customers. Quality is designed into every Baxi product - products which fulfil the demands and needs of customers, offering choice, efficiency and reliability.

To keep ahead of changing trends, we have made a commitment to develop new ideas using the latest technology - with the aim of continuing to make the products that customers want to buy.

Everyone who works at Baxi has a commitment to quality because we know that satisfied customers mean continued success.

We hope you get a satisfactory service from Baxi. If not, please let us know.



This product has an energy rating (A) on a scale of A to G.  
For more information see [www.boilers.org.uk](http://www.boilers.org.uk). This is a certification mark.

**Codes of Practice**, most recent version should be used

**In GB the following Codes of Practice apply:**

Standard	Scope
BS 6891	Gas Installation.
BS 5546	Installation of hot water supplies for domestic purposes.
BS 5449	Forced circulation hot water systems.
BS 6798	Installation of gas fired hot water boilers.
BS 5440 Part 1	Flues.
BS 5440 Part 2	Ventilation.
BS 7074	Expansion vessels and ancillary equipment for sealed water systems.
BS 7593	Treatment of water in domestic hot water central heating systems.

**In IE the following Codes of Practice apply:**

Standard	Scope
I.S. 813	Domestic Gas Installations.
The following BS standards give valuable additional information;	
BS 5546	Installation of hot water supplies for domestic purposes.
BS 5449	Forced circulation hot water systems.
BS 7074	Expansion vessels and ancillary equipment for sealed water systems.
BS 7593	Treatment of water in domestic hot water central heating systems.

The boiler meets the requirements of Statutory Instrument "The Boiler (Efficiency) Regulations 1993 No 3083" and is deemed to meet the requirements of Directive 92/42/EEC on the energy efficiency requirements for new hot water boilers fired with liquid or gaseous fuels:-

Type test for purpose of Regulation 5 certified by:  
Notified Body 0087.

Product/Production certified by:  
Notified Body 0086.

For GB/IE only.

Baxi is a BS-EN ISO 9001  
Accredited Company

**IMPORTANT** - Installation, Commissioning, Service & Repair

This appliance must be installed in accordance with the manufacturer's instructions and the regulations in force. Read the instructions fully before installing or using the appliance.

In GB, this must be carried out by a competent person as stated in the Gas Safety (Installation & Use) Regulations.

**Definition of competence:** A person who works for a CORGI registered company and holding current certificates in the relevant ACS modules, or valid ACoP equivalents, is deemed competent.

In IE, this must be carried out by a competent person as stated in I.S. 813 "Domestic Gas Installations".

**Lifting** - This product should be lifted and handled by two people. Stooping should be avoided and protective equipment worn where necessary. Carrying & lifting equipment should be used as required, e.g. when installing in a loft space.

The addition of anything that may interfere with the normal operation of the appliance without express written permission from the manufacturer or his agent could invalidate the appliance warranty. In GB this could also infringe the Gas Safety (Installation and Use) Regulations.

**Warning** - Check the information on the data plate is compatible with local supply conditions.

**"Benchmark"**

**Installation, Commissioning and Service Record Log Book**

Please ensure that your installer has completed the Installation and Commissioning sections of the Log Book and hands the Log Book over. The details of the Log Book will be required in the event of any warranty work. Keep the Log Book in a safe place and ensure that the relevant sections are completed at each subsequent regular service visit.

All CORGI registered installers carry a CORGI identification card and have a registration number. Both should be recorded in your boiler Log Book. You can check your installer is registered by telephoning +44 (0)1256 372300 or writing to:-

1 Elmwood,  
Chineham Business Park,  
Crockford Lane,  
Basingstoke. RG24 8WG

**1.0 Legislation**

**1.1 Safe Installation**

**Baxi declare that no substances harmful to health are contained in the appliance or used during appliance manufacture.**

**The appliance is suitable only for installation in GB and IE and should be installed in accordance with the rules in force, and only used in a suitably ventilated location.**

In GB, the installation must be carried out by a CORGI Registered Installer. It must be carried out in accordance with the relevant requirements of the:

- Gas Safety (Installation & Use) Regulations.
- The appropriate Building Regulations either The Building Regulations, The Building Regulations (Scotland), Building Regulations (Northern Ireland).
- The Water Fittings Regulations or Water Byelaws in Scotland.
- The Current I.E.E. Wiring Regulations.

Where no specific instructions are given, reference should be made to the relevant British Standard Code of Practice.

In IE, the installation must be carried out by a competent Person and installed in accordance with the current edition of I.S. 813 'Domestic Gas Installations', the current Building Regulations and reference should be made to the current ETCI rules for electrical installation.

**All systems must be thoroughly flushed and treated with inhibitor.**

**WARNING: Never hang clothes or other items over the appliance.**

**1.2 In case of gas leaks**

1. **If a gas leak is found or suspected**, turn off the gas supply at the meter immediately and at the isolating valve on the boiler if possible. Contact your Gas Supplier immediately.

**1.3 Servicing your Appliance**

1. For reasons of safety and economy your appliance should be serviced annually. Your Installer or Service Engineer will be able to advise you.

2. Any purpose provided ventilation should be checked periodically to ensure that it is free from obstruction.

**1.4 Electricity Supply**

1. **THIS APPLIANCE MUST BE EARTHED.**

2. A standard 230V ~ 50Hz supply is required. The appliance must be protected by a 3 amp fuse.

## 2.0 Operating the Boiler

### 2.1 Operating the Boiler

1. Remove the lower door panel by gripping it's lower edge and rotating upwards (Fig. 1).
2. Turn on the main gas and electricity supplies to the appliance.
3. Set the boiler thermostat control knob to the required setting (Figs. 2 & 3). (The optimum boiler setting depends upon type of system, external controls and your requirements. Your installer will be able to advise you on this matter.)
4. The fan will start to run and after a short period the ignition spark will commence. Sparking will continue until the flame is established then stop automatically. Check that both the Mains ON light ( **ON** ) and Boiler ON light ( 🔥 ) are on (Fig. 2).

### 2.2 To shut down the Boiler

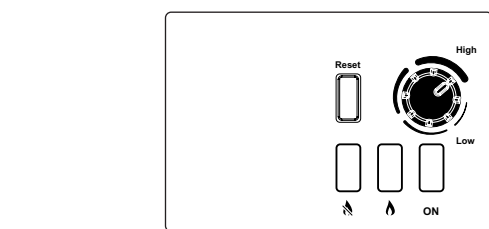
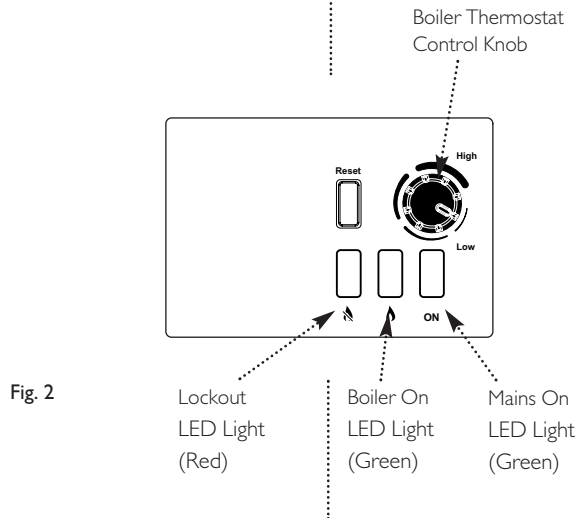
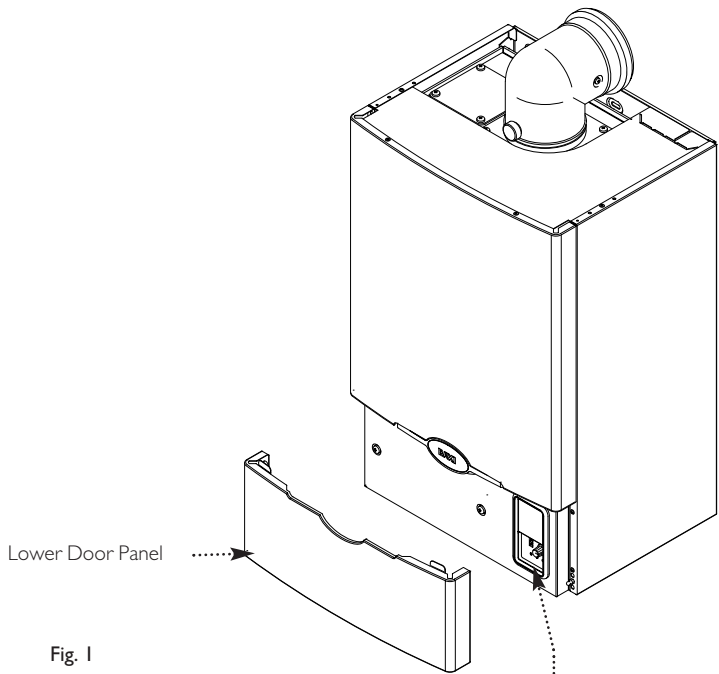
1. Isolate the electricity supply to the appliance at the Fused Spur.
2. Turn off the gas supply at either the appliance gas cock or the meter.

### 2.3 Frost Protection

1. The boiler does not have integral frost protection. It is recommended that the installer fits a suitable protection device to the system controls if required. For frost protection the boiler must not be switched off at the isolation switch on the wall.

### 2.4 In Operation

1. The 100/2 HE Plus is a high efficiency "condensing boiler". In common with other condensing boilers its exceptional efficiency means the flue gases are cooled to such an extent that steam is often visible at the outside flue terminal. The amount produced depends on system design, product use and outside air temperature but it is not harmful to the individual or the working of the appliance in any way.




HIGH Position

## 3.0 Safety Devices

### 3.1 Operation of Safety Devices

1. Your Baxi 100/2 HE Plus is fitted with safety devices which shut down the appliance if:

- the system overheats.
- the condensate drain is blocked.
- there is no gas to the boiler.

2. The lockout indicator light (  ) will be either flashing or permanently illuminated and the boiler will need resetting (Fig. 6).

**NOTE:** In the case of persistent operation of the devices, turn off the boiler and consult your service engineer as an appliance or system fault is indicated.

### 3.2 Resetting

1. Check that the gas supply to the appliance has not been inadvertently turned off.

2. Check the condensate drain outlet has not been blocked.

**WARNING:** The condensate outlet must not be blocked or modified.

3. Allow the boiler to cool if hot.

4. Remove the lower door panel by gripping its lower edge and rotating upwards (Fig. 5).

5. Press the Reset Button (Fig. 7).

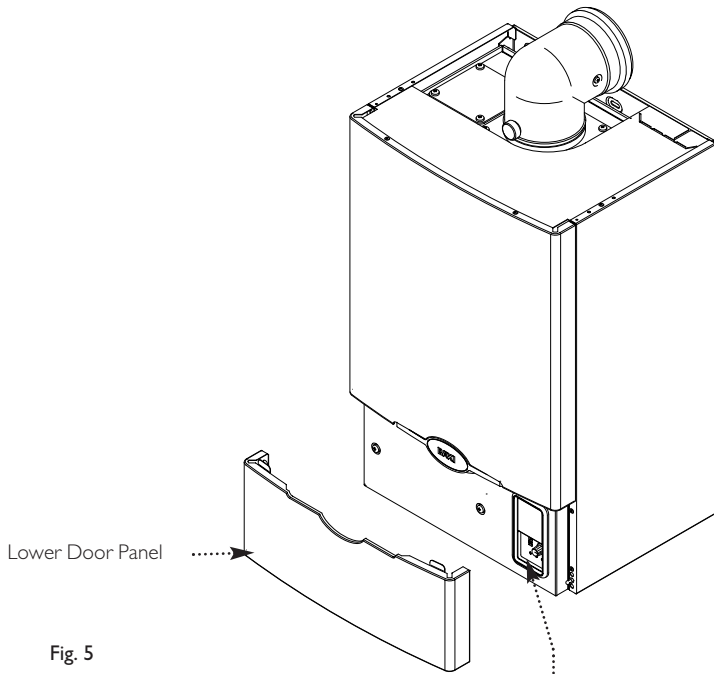


Fig. 5

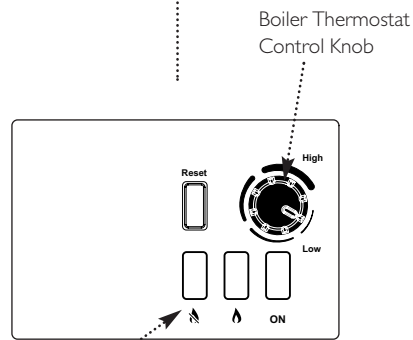


Fig. 6

Lockout  
LED Light  
(Red)

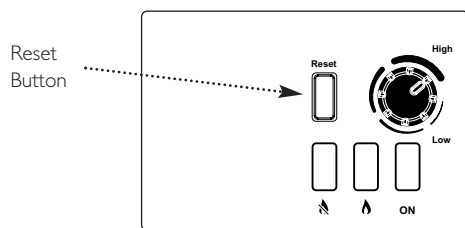


Fig. 7

HIGH Position

## 4.0 Clearances

### 4.1 Clearances around the Boiler (Figs. 8 & 9)

1. The minimum clear spaces needed around the boiler are:

Top	-	200mm	
Bottom	-	50mm	
Both sides	-	5mm	
Front	-	500mm	(For Servicing)
	-	5mm	(In Operation)

2. The boiler may be installed in an **unventilated** cupboard or compartment if the following minimum clearances are maintained:

Top	-	200mm
Bottom	-	50mm
Sides	-	15mm
Front	-	30mm

3. Any compartment should be large enough to house the boiler only.

**4. IT SHOULD NOT BE USED AS A STORAGE CUPBOARD.**

5. The gas burning compartment of your boiler is completely sealed from the room in which it is fitted. Products from the combustion of gas are vented to the outside through the flue terminal which must be kept free from obstruction as this would interfere with the correct operation of the boiler.

6. The condensate drain must not be blocked or modified.

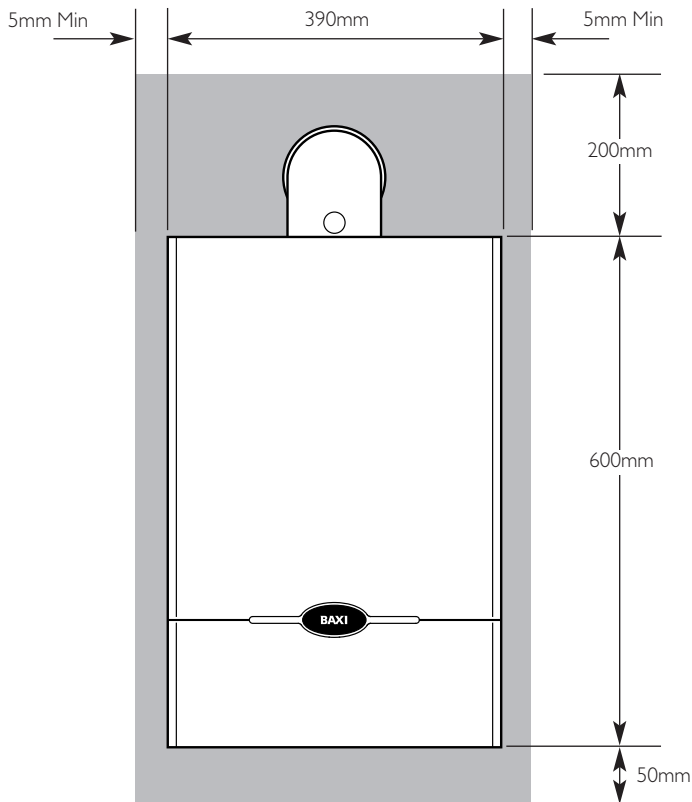


Fig. 8

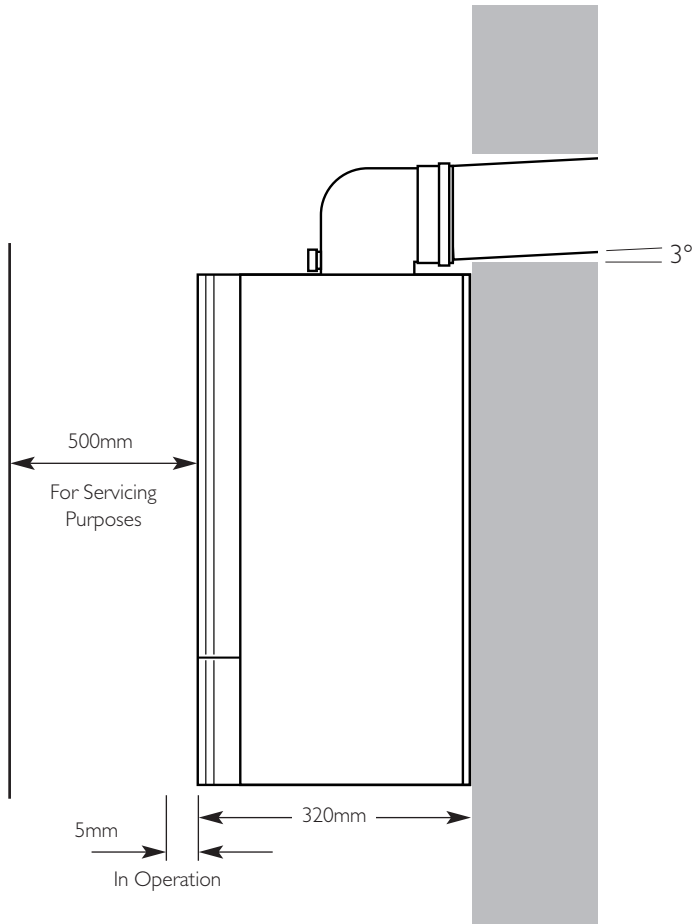


Fig. 9

## 5.0 Cleaning, Spares & Guarantee

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### 5.1 Cleaning the Outercase

The painted panels should be wiped with a damp cloth and then dried completely. **DO NOT USE ABRASIVE CLEANING AGENTS.**

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### 5.2 Spare Parts

**Repairs should be carried out by a CORGI Registered Installer or other Registered Person**

1. Any repairs to the boiler will usually be the responsibility of the Installer during the guarantee period after which spare parts may be obtained through approved Baxi stockists if required.

2. Quote the appliance name, model number (found on the reverse of the lower door panel) and where possible the part number when ordering spares. A short parts list is included in the Installation and Servicing Instructions.

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### 5.3 Guarantee

1. Your Baxi 100/2 HE Plus is designed and produced to meet all the relevant Standards.

2. Baxi provide a 12 month guarantee on the boiler. The guarantee operates from the date installation is completed for the customer who is the original user.

3. To maximise the benefit from our guarantee we urge you to return the reply-paid guarantee registration.

4. This does not in any way prejudice your rights at Common Law. Such rights between the customer and the installer or supplier from whom the unit was purchased remain intact.

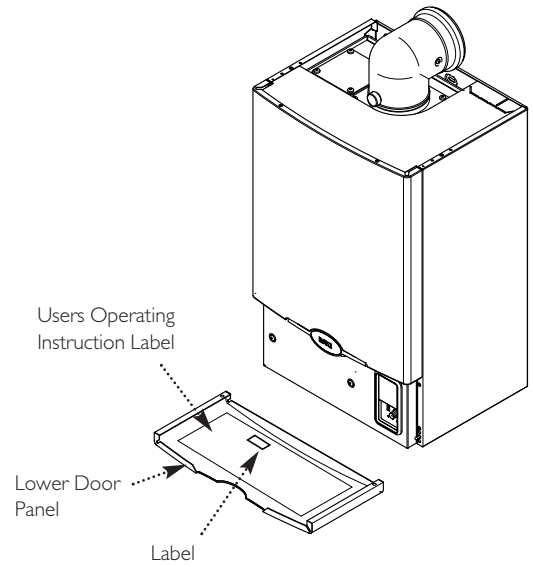
**Any component or part which becomes defective during the guarantee period as a result of faulty workmanship or material whilst in normal use will be repaired or replaced free of charge.**

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When contacting Baxi Potterton please have the following information to hand:

Appliance Name  
Model Number  
Serial Number

A label giving these details is situated on the rear of the lower door panel attached to the users operating instruction label.



**BAXI POTTERTON**

A Trading Division of Baxi Heating UK Ltd  
Brownedge Road Bamber Bridge Preston Lancashire PR5 6UP  
After Sales Service 08706 096 096 Technical Enquiries 08706 049 049  
Website [www.baxi.co.uk](http://www.baxi.co.uk)

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