

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	4920 Griffith Road, Gaithersburg	<b>Meeting Date:</b>	10/8/2025
<b>Resource:</b>	Master Plan Site #23/17 ( <i>Edgehill</i> )	<b>Report Date:</b>	10/1/2025
<b>Applicant:</b>	Frances Becker	<b>Public Notice:</b>	9/24/2025
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Permit Number:</b>	1132911	<b>Staff:</b>	Devon Murtha

**PROPOSAL:** Installation of exterior mechanical equipment.

**STAFF RECOMMENDATION**

Staff recommends that the Historic Preservation Commission (HPC) **approve with two (2) conditions** the HAWP application with final approval of all details delegated to staff.

1. The applicant will submit a plan notating the location of the conduits and specifications for any materials covering the conduits prior to issuance of final approval documents.
2. The HPC will delegate approval of vent or conduit locations related to the two interior heating units to Staff. Staff can administratively approve this work under HAWP 1132911.

**ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Master Plan Historic Site, *Edgehill*

STYLE: Greek Revival

DATE: c. 1780

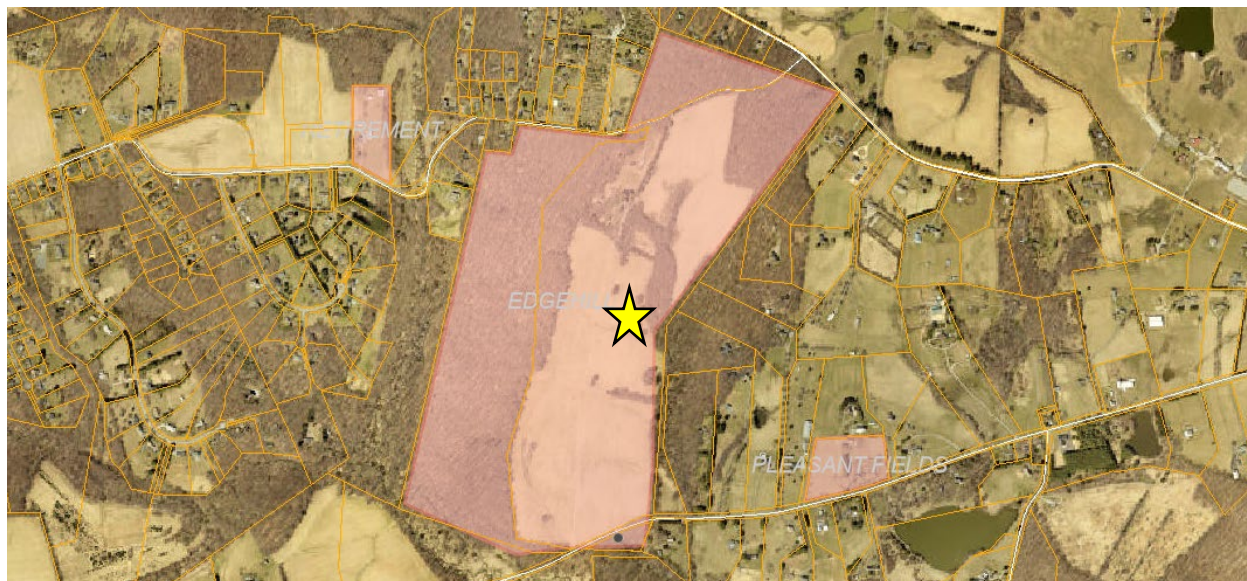


Figure 1: The subject property (yellow star) is located at 4920 Griffith Road.

## **PROPOSAL**

The applicant proposes to remove the existing water heat pump system and install two air conditions units on the exterior of the building, and two heating units on the interior of the building.

## **APPLICABLE GUIDELINES**

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site, the Commission uses the *Montgomery County Code* ("Chapter 24A"), the *Secretary of the Interior's Standards and Guidelines for Rehabilitation (Standards)*, and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance shall take precedence (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outlined below.

### ***Montgomery County Code, Chapter 24A-8***

The following guidance which pertains to this project are as follows:

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)



### ***Secretary of the Interior's Standards for Rehabilitation***

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The applicable *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

### **STAFF DISCUSSION**

The Edgehill Master Plan Site is located at 4920 Griffith Road in Gaithersburg. The subject property is set on 180 acres of land and includes a complex of domestic and agricultural buildings dating to the eighteen and nineteenth century.<sup>1</sup> The main dwelling house is a two-story farmhouse executed in the Greek Revival style. It was constructed in three phases, beginning in c. 1780, giving it a telescopic floorplan. The historic additions were added or substantially modified in the mid-nineteenth century. The farmhouse is accessed by a private road and is not visible from any public rights-of-way.



*Figure 2: View of subject property.*

The applicant is proposing to install two (2) 20 SEER2 3-ton Bosch brand IDS Premium modulating (electric air) heat pump systems with inverter technology and two (2) matching Bosch brand 3 ton IDS Premium air handlers. The two (2) exterior units will be installed on the north and south elevations of the house (*Figure 3*). The applicant is also proposing to connect power wire to outdoor units, although the applicant does not yet have a specific location for these conduits.

The applicant is also proposing to install two (2) heating units on the interior of the house. The placement of these units is outside of the purview of the HPC; however, any exterior conduits or vents need to be

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<sup>1</sup> The environmental setting of the Edgehill Historic Site includes several parcels totally 278.53 acres, but only 180 acres are owned by the applicant.



reviewed by Staff. Staff recommends that the HPC delegate approval of the location of any conduits or vents to Staff under HAWP 1132911 so that the applicant does not need to return for a new HAWP or HAWP revision.



*Figure 3: Aerial view of the farmhouse on the subject property. The locations of the proposed units are noted as yellow boxes.*



*Figure 4: Proposed location of the units on the north elevation (left) and south elevation (right).*

Staff is supportive of the proposal. Per Chapter 24A-8(b) and *Standard 2*, the proposal will not substantially alter the exterior features of an historic site or remove any historic fabric. The units will be installed inconspicuously on secondary elevations. The unit proposed to be installed on the north elevation is in the same location as an existing defunct unit. The unit on the south elevation will be attached to a one-story rear addition. The units do not impact the view of the façade and are not visible from the public right-of-way. Additionally, Staff finds that the proposal is necessary in order that the owner of the subject property is not deprived of reasonable use of the property or suffer undue hardship,



per 24A-8(b)(5). Staff finds that installation of basic climate control systems is a reasonable use for any occupied property.

The applicant has not yet developed an electrical plan for this proposal. Staff recommends that the HPC include a condition of approval requiring the applicant submit a plan for the locations of electrical conduits and specifications for any materials used to cover the conduits. These materials should be submitted prior to issuance of any approval documents, with final approval delegated to Staff.

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the conditions, consistent with the Criteria for Issuance in Chapter 24A-8(b), (1), (2), (3), and (5), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2*, as outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Historic Preservation Commission (HPC) **approve with two (2) conditions** the HAWP application with final approval of all details delegated to staff.

1. The applicant will submit a plan notating the location of the conduits and specifications for any materials covering the conduits prior to issuance of final approval documents.
2. The HPC will delegate approval of vent or conduit locations related to the two interior heating units to Staff. Staff can administratively approve this work under HAWP 1132911.

t under the Criteria for Issuance in Chapter 24A-8(b), (1), (2), (3), and (5), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2*;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-495-1328 or [devon.murtha@montgomeryplanning.org](mailto:devon.murtha@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:

HAWP# 1132911

DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Frances Becker  
Address: 4920 Griffith Road  
Daytime Phone: 240-364-4712

E-mail: febedgehill@hotmail.com  
City: Gaithersburg Zip: 20882-2011  
Tax Account No.: 00009088

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_  
City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? Yes/District Name \_\_\_\_\_  
No/Individual Site Name Edgehill

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 4920 Street: Griffith Road  
Town/City: Gaithersburg Nearest Cross Street: \_\_\_\_\_  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure                 |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar   |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting                           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                                     |
|   |  | <input type="checkbox"/> Other: <u>Heat pump and furnace replacement</u> |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Frances Becker

09/15/2025

Signature of owner or authorized agent

Date



**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b>  4920 Griffith Road Gaithersburg, MD 20882-2011	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
5200 Griffith Road Gaithersburg, MD 20882  5101 Griffith Road Gaithersburg, MD 20882	5207 Griffith Road Gaithersburg, MD 20882  5025 Griffith Road Gaithersburg, MD 20882
5201 Griffith Road Gaithersburg, MD 20882  4930 Damascus Road Gaithersburg, MD 20882	5131 Griffith Road Gaithersburg, MD 20882  4920 Damascus Road Gaithersburg, MD 20882
5121 Griffith Road Gaithersburg, MD 20882  4910 Damascus Road Gaithersburg, MD 20882	5105 Griffith Road Gaithersburg, MD 20882  4900 Damascus Road Gaithersburg, MD 20882

4810 Damascus Road  
Gaithersburg, MD 20882

101 Monroe Street  
Rockville, MD 20850

4800 Damascus Road  
Gaithersburg, MD 20882

5701 Sundown Road  
Laytonsville, MD 20882

2425 Reddie Drive  
Wheaton, MD 20902

5801 Sundown Road  
Laytonsville, MD 20882

4500 Damascus Road  
Gaithersburg, MD 20882

5925 Sundown Road  
Laytonsville, MD 20882

4510 Damascus Road  
Gaithersburg, MD 20882

1 Griffith Court  
Gaithersburg, MD 20882

4520 Damascus Road  
Gaithersburg, MD 20882

5 Griffith Court  
Gaithersburg, MD 20882

4831 Sundown Road  
Laytonsville, MD 20882

9 Griffith Court  
Gaithersburg, MD 20882

4919 Sundown Road  
Laytonsville, MD 20882

22508 Griffith Drive  
Gaithersburg, MD 20882

4920 Sundown Road  
Laytonsville, MD 20882

22504 Griffith Drive  
Gaithersburg, MD 20882



22500 Griffith Drive  
Gaithersburg, MD 20882

5220 Griffith Road  
Gaithersburg, MD 20882

22501 Griffith Drive  
Gaithersburg, MD 20882

5111 Griffith Road  
Gaithersburg, MD 20882

5508 Griffith Road  
Gaithersburg, MD 20882

5500 Griffith Road  
Gaithersburg, MD 20882

5501 Griffith Road  
Gaithersburg, MD 20882

5410 Griffith Road  
Laytonsville, MD 20882

5400 Griffith Road  
Laytonsville, MD 20882

5310 Griffith Road  
Laytonsville, MD 20882

5300 Griffith Road  
Laytonsville, MD 20882

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Edgehill it is a colonial home built around 1780 and a new addition in 1841. Please see information on file at the Dept. of Planning Maryland Historical Trust  
<https://apps.mht.maryland.gov/mihp/MIHPCard.aspx?MIHPNo=M%3a+23-17>

Description of Work Proposed: Please give an overview of the work to be undertaken:

#### HEAT PUMP AND FURNACE REPLACEMENT SCOPE OF WORK

- Remove and properly dispose of existing (water) heat pump systems and debris from installation
- Supply and install two (2) 20 SEER2 3 ton Bosch brand IDS Premium modulating (electric air) heat pump systems with inverter technology. System is Cold Climate qualified and Energy Star rated. Model BOVA36RTBM20S with R454B refrigerant
- Supply and install two (2) matching Bosch brand 3 ton IDS Premium air handlers. Model BIVA36RCBM20X
- Supply and install two (2) 10 KW heaters
- \*Customer to hire electrician to run power wire to outdoor units to include disconnects and surge protectors. One on each side of house
- Tie into existing ductwork and ensure sealed connections
- Supply and install new refrigerant lines
- Supply and install two (2) Honeywell brand Wifi thermostat. Model TH6320WF2003/U. Thermostats qualify for rebate in the amount of \$100 each
- Supply and install new pad and pump ups for outdoor units and ensure level installation





Work Item 1: <u>Heat pump</u>	
Description of Current Condition:  Old Heating system is too costly and we would like to have air conditioning again and heat this winter.	Proposed Work:  Put in heat pump inside large attic room from the 1841 section. One other heat pump unit will be in small attic in 1780's part. The only changes is to put on north side of home one of the units on existing concrete slab outside. The south side unit on the outside will be near the back porch. The contractor will put it up in keeping with the architectural integrity of the home. A gutter type material might be put on outside of home to both units if modifications can't be made. Pipes/conduit to be hidden by gutter.

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



Home Comfort Group



**BOSCH**

## **Bosch IDS** ***Premium Connected***

Maximizes your home comfort while  
minimizing your energy usage



**NEW**



[www.bosch-homecomfort.us](http://www.bosch-homecomfort.us)





# Bosch Inverter Drive Technology Provides Maximum Comfort, Minimal Energy!

## Bosch IDS *Premium Connected*

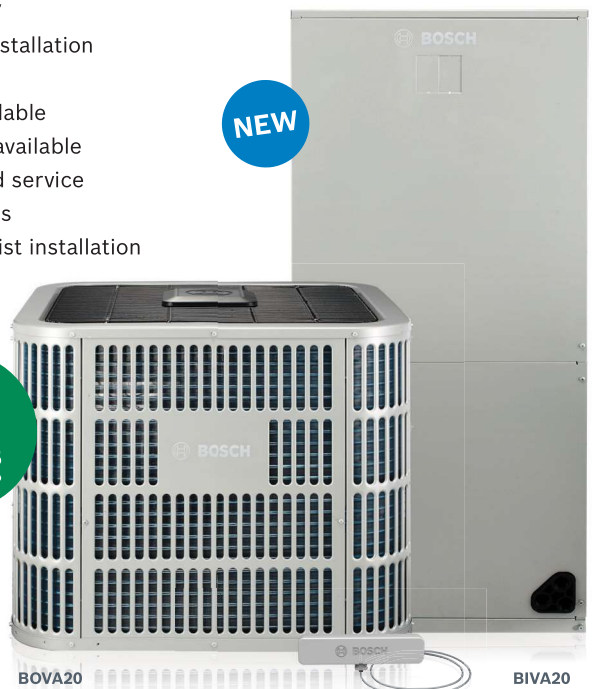
The Bosch Inverter Ducted Premium Connected provides supremely-efficient comfort by adjusting compressor capacity. With enhanced humidity control and higher efficiency, the performance of the Bosch IDS Family provides you with maximum comfort with minimal energy usage. Our system's intelligent features work in tandem with your thermostat to automatically adjust to your preferences, while integrated sound dampening features keep the equipment quiet for your peace of mind. Equipped with R-454B refrigerant, the IDS Premium Connected meets the criteria for a lower global warming potential (GWP) A2L refrigerant.

### Features

- ▶ Up to 20 SEER2 | 9.5 HSPF2
- ▶ Fully-modulating inverter drive
- ▶ Sound levels as low as 60 dBA
- ▶ 4 Air handlers – 2, 3, 4, 5 Ton
- ▶ 2 Condensing units – 3, 5 Ton
- ▶ Compatible with most 24 VAC thermostats
- ▶ Optional communication between IDU and ODU
- ▶ Bosch engineering & quality
- ▶ Designed and tested to Bosch standards
- ▶ 10-year residential limited warranty<sup>§</sup>
- ▶ Qualify for maximum energy rebates and save the most on energy costs with our IDS Premium Connected.<sup>◇</sup>
- ▶ This system combines our top tier BOVA20 outdoor unit with our exceptional BIVA20 two stage constant torque ECM style air handler.
- ▶ Features wireless connectivity<sup>(1)(2)</sup>
- ▶ The Bosch EasyAir app enables in-app product registration, simplifies installation and troubleshooting, and allows remote monitoring of energy usage as well as critical alerts.

### Installer Friendly

- ▶ Designed for easy installation
- ▶ Intuitive controls
- ▶ Support readily available
- ▶ Spare parts readily available
- ▶ Easy to maintain and service
- ▶ On-board diagnostics
- ▶ In-app guides to assist installation





# Why Choose A Bosch IDS System

## Quiet Comfort Achieved

Through the use of silent blade technology, sound isolating mounts and outdoor condensing section placement - this IDS system can deliver outdoor sound levels as low as 60 dBA - which is far superior to any standard system on the market.

## Consume Only the Energy You Need

Modulating inverter systems deliver only the amount of hot or cool air needed to achieve the desired temperature – no more, no less.

## Energy Use is Even and Steady

The frequent on and off of traditional units creates an in-rush current surge which uses more energy and causes unneeded wear and tear on your system. The Bosch inverter system smoothly ramps up operation, avoiding spikes in energy use and protecting the system's life-cycle.

## Fast Response

The boosted compressor speed of inverter systems allows for quicker, smoother and more efficient heating and cooling.

## Residential Limited Warranty<sup>s</sup>

Receive up to 10 years protection on parts and up to 2 years on gateway connectivity components. This standard offering covers all components incorporated at the time of manufacture. All other components or parts that are purchased from Bosch and installed in the field have a 1-year parts warranty.

## Premium Connected HVAC Solution<sup>(1)(2)</sup>

Featuring wireless connectivity as well as in-app warranty registration, installation, and troubleshooting, the IDS Premium Connected provides an interactive Internet of Things (IoT) platform for contractors and homeowners. Connected features available through the Bosch EasyAir app include:

### Remote Monitoring

Allows contractors and homeowners to monitor data for their unit even without a communicating thermostat.

### Bosch EasyAir App

Contractors can easily access the information they need to conduct on-site installation, troubleshooting, and warranty registration.

**“Bosch is the leading source of high-quality heating, cooling and hot water systems and that’s why I am only installing Bosch products on my next projects”**

– MIKE HOLMES

 **APPROVED PRODUCTS**



# Bosch EasyAir App



## Contractor Troubleshooting Made Easy<sup>(1)(2)</sup>



The Bosch EasyAir App is your one-stop shop for troubleshooting the IDS Premium Connected. With just a few swipes on your phone, you can easily access information about installation, warranty registration, and monitor the unit remotely.

### Remote Monitoring & Troubleshooting

Monitor the heat pump's health and visualize real time alerts remotely. View fault codes, live check point values and calculate superheat and subcool values that will help installing the heat pump and troubleshooting faults quickly.

### Get Notified on Systems Faults

Receive alerts on your phone right away about unit errors, warnings, and other important updates.

### Manage Your Technicians

As the owner of the company or an office admin that dispatches technicians, you can add installers/technicians to your company profile and manage which homeowner units they can access.

### Warranty Registration

Quickly & efficiently register products for warranty at the click of a button in the EasyAir app. All serial numbers of registrable products can be scanned via the app for quick & easy job site product registration. The App enables multiple employees within a company to register products on the go.

## Homeowners, Monitor Your Energy Usage<sup>(1)(2)</sup>



Bosch EasyAir helps you to monitor your heat pumps energy usage during those hot summer months or cold winter nights. Through the app, you can receive critical alerts directly to your phone and have your contractor information handy to get you up and running as quickly as possible.

### Monitor Energy Usage

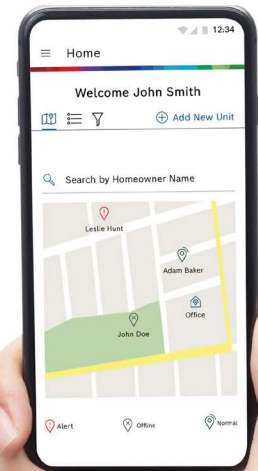
Track your monthly energy use. Read tips on how to improve efficiency and save energy.

### Get Notified on Alerts

Get notified about warnings and alerts regarding your heat pump through the app.

### Get Help Faster

Give remote access to your contractor to get your issue fixed as quickly as possible. Contractor and warranty information is also available through this app.



Scan QR with Smartphone to Download App

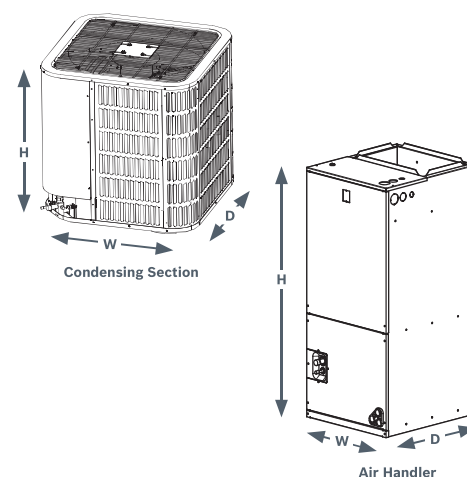
(1) Connected features available through the Bosch EasyAir app are offered for free of charge for 36-months. Afterwards, certain fees may apply. For more information see Section 3.4 of the Mobile App Terms and Condition  
(2) Bosch IDS products utilize LTE gateways dependent on third-party cellular service. Signal availability, strength and performance can be affected by location, weather, terrain, user equipment, network capacity and other factors. Bosch does not guarantee cellular service availability or uninterrupted gateway operations.

# IDS Premium Connected System & Technical Information

IDS PREMIUM CONNECTED BOVA20 + BIVA20 AHRI 210/240 - 2023 PERFORMANCE DATA							
OUTDOOR UNIT MODEL	INDOOR AIR HANDLER MODEL	COOLING CAPACITY (BTU/H)			HEATING CAPACITY (BTU/H)		
		TOTAL	EER2 <sup>(3)</sup>	SEER2 <sup>(4)</sup>	HI	HSPF2 <sup>(5)</sup>	LOW
❄️ BOVA-36RTB-M20S	BIVA-24RCB-M20X	24000	13	20	24000	9.5	22400
❄️ BOVA-36RTB-M20S	BIVA-36RCB-M20X	34200	12	19	34200	9.5	28000
❄️ BOVA-60RTB-M20S	BIVA-48RCB-M20X	47000	12	18.5	48000	9.5	40000
❄️ BOVA-60RTB-M20S	BIVA-60RCB-M20X	52000	11.7	18	55000	9.5	44000

Blue Text = ENERGY STAR Certified V6.1. ❄️= ENERGY STAR V6.1 Cold Climate and ENERGY STAR V6.1 certified. (3) Energy Efficiency Ratio; Certified per AHRI 210/240. (4) Seasonal Energy Efficiency Ratio; Certified per AHRI 210/240. (5) HSPF = Heating Seasonal Performance Factor; Certified per AHRI 210/240. Note: Always check the rating plate for electrical data on the unit being installed. The listed data is for reference only. Please consult [www.bosch-homecomfort.us](http://www.bosch-homecomfort.us) for further details. Visit [www.bosch-homecomfort.us](http://www.bosch-homecomfort.us) to find the available efficiency rebates in your area.

IDS PREMIUM CONNECTED DESCRIPTION & DIMENSIONS					
MODEL NUMBER	DESCRIPTION	PART NUMBER	WIDTH (W)	HEIGHT (H)	DEPTH (D)
BOVA20 OUTDOOR CONDENSING SECTION					
BOVA-36RTB-M20S	36 kBTU/hr (3 ton)	8733965410	29.125	24.9375	29.125
BOVA-60RTB-M20S	60 kBTU/hr (5 ton)	8733965411	29.125	33.1875	29.125
BIVA20 INDOOR AIR HANDLER					
BIVA-24RCB-M20X	24 kBTU/hr (2 ton)	8733965415	19.625	46.5	21.625
BIVA-36RCB-M20X	36 kBTU/hr (3 ton)	8733965416	19.625	46.5	21.625
BIVA-48RCB-M20X	48 kBTU/hr (4 ton)	8733965417	22.0	54.5	24.0
BIVA-60RCB-M20X	60 kBTU/hr (5 ton)	8733965418	22.0	54.5	24.0

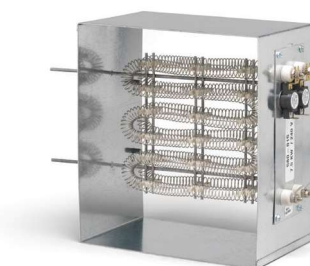


IDS PORTFOLIO PAIRING		OUTDOOR UNIT
		PREMIUM CONNECTED (BOVA20)
Indoor unit	BIVA20	✓
	Cased Coil Only	✓
	BGH96 + Cased Coil	✓

## IDS Portfolio Pairing

Refer to the chart on the left for product combination availability.

IDS FAMILY FIELD INSTALLED ELECTRIC HEAT KITS		
MODEL NUMBER	PART NUMBER	DESCRIPTION
EHK-05C	8733977739	5 kW Electric Strip Heater
EHK-08C	8733977740	7.5 kW Electric Strip Heater
EHK-10C	8733977741	10 kW Electric Strip Heater
EHK-15C	8733977742	15 kW Electric Strip Heater
EHK-20C	8733977743	20 kW Electric Strip Heater



A2L ACCESSORY BOX	
PART NUMBER	DESCRIPTION
8733967005	A2L Accessory Box

## A2L ACCESSORY BOX

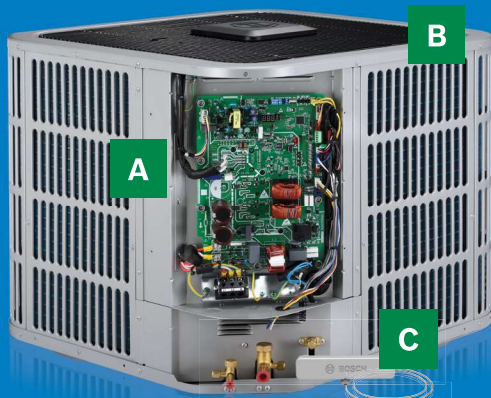
The A2L accessory Box is required when pairing the Bosch Low GWP Cased Coil with a 3rd party Furnace.

# IDS Components Features & Benefits



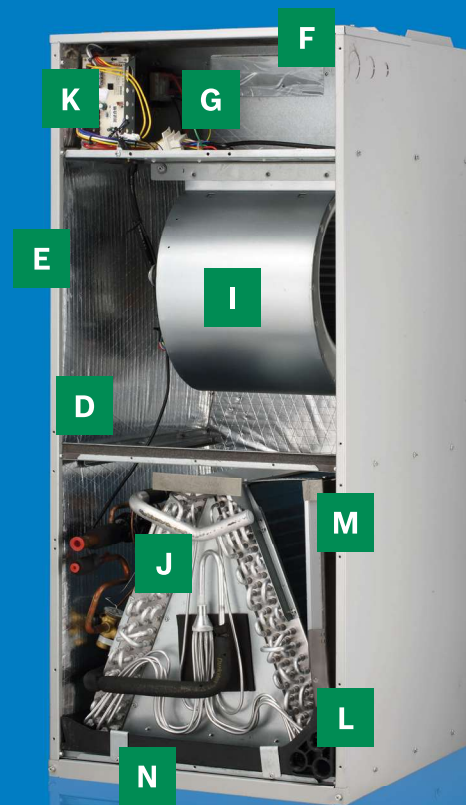
## What is Inverter Technology?

Scan to Watch Video



**Bosch BOVA20**

High-Efficiency Outdoor Inverter Condenser



**Bosch BIVA20**

High-Efficiency & Reliable Indoor Air Handler

**A** Intelligent control features help adjust the output capacity, allowing the unit to keep the temperature at your desired level without fluctuation and to keep humidity in check during the summer months. Whether it be summer or winter, the system keeps your home comfortable and the living conditions to your desired taste.

**B** The high-efficiency variable capacity inverter compressor in the condensers can adjust to speeds ranging from 35% to 138% (in 1% increments) to perfectly cool and heat your home using minimal energy for maximum comfort.

**C** Featuring wireless connectivity as well as in-app warranty registration, installation, and troubleshooting, the IDS Premium Connected provides an interactive Internet of Things (IoT) platform for contractors and homeowners.

The IDS Premium Connected enables connectivity features while offering the same performance and comfort as the existing model.<sup>(1)(2)</sup>

**E** Material – Foil-faced insulation material on the inner walls decreases energy loss and reduces condensation.

**F** Cabinets – Painted galvanized steel cabinet is salt spray tested for improved durability and corrosion-resistance.

**G** Electric Heat – Can accommodate electric heat with no modification to the cabinet for additional heat on-demand when you need it most.

**I** Two-stage ECM motor in the Bosch BIVA20 – Indoor blower stages up and down to provide enhanced comfort, energy savings, and superior humidity control.

**J** All-Aluminum Coil – With excellent heat transfer, efficiency, and humidity removal, the A-coil is more durable and has a lower chance of refrigerant leakage compared to typical copper coils.

**K** Control Board Box – A dedicated slot for the control board protects it from humidity in the airstream and extends its lifetime.

**L** Integrated Drain Pan – Made from corrosion-resistant composite material, gently sloped to reduce standing water.

**M** Drain Pan – Flexibility for VT or HZ applications.

**N** Filter Rack – Change to factory installed, provides convenience for field installation and serviceability.

(1) Connected features available through the Bosch EasyAir app are offered for free of charge for 36-months. Afterwards, certain fees may apply. For more information see Section 3.4 of the Mobile App Terms and Condition - Bosch EasyAir. (2) Bosch IDS products utilize LTE gateways dependent on third-party cellular service. Signal availability, strength and performance can be affected by location, weather, terrain, user equipment, network capacity and other factors. Bosch does not guarantee cellular service availability or uninterrupted gateway operations.





# Bosch IDS Dual Fuel Provides Optimal Comfort Every Season!

An Ideal Solution to Maximize Comfort & Efficiency

Bosch offers a complete dual fuel heating and cooling system for your home. Dual fuel systems are the ideal solution to maximize comfort and efficiency. In the summer, the Bosch IDS efficiently cools and dehumidifies your home. In the colder months, the system senses when it is more economical for the heat pump to shut off and the Bosch BGH96 gas furnace to take over. Installing a Bosch matched dual fuel system is the best choice to optimize both savings and comfort.



Outdoor Unit BOVA20



BMAC Cased Coil



BGH96 Furnace

**BGH96  
Product  
Brochure**



Scan or Click QR



# The Complete & Highly Efficient Dual Fuel Heating and Cooling System For Your Home



## **A** BOVA20 Outdoor Unit\*

The robust Bosch Inverter Ducted Split Air Source Heat Pump system utilizes just the right amount of energy to achieve ultimate comfort and maximum efficiency while keeping sound levels to a minimum.



## **C** Bosch BGH96 96% Furnace\*

The BGH96 Gas Furnace offers up to 96% efficiency, a two-stage gas valve, and a multi-speed blower and a blower built with constant air flow technology. This ENERGY STAR rated furnace offers premium comfort and energy savings, it is the perfect solution to efficiently heat your home. Compatible with R454B heat pump systems.



## **B** Bosch BMAC Cased Coil\*

The Inverter Ducted Split Cased Coil, when paired with a Bosch Furnace and IDS outdoor condensing section, delivers some of the best comfort levels and efficiency on the market today. Bosch offers a complete range of cased coils to fit your needs.



## **D** Bosch BCC110 Wi-fi Thermostat\*

The BCC110 is a sleek, internet-connected thermostat that offers easy all-in-one control for your heating and cooling systems. It can be controlled using the Bosch EasyAir app and is compatible with most 24VAC HVAC equipment on the market.

# Why Choose Bosch Dual Fuel?

## System Efficiency

Dual fuel systems are the ideal solution to maximize comfort and efficiency. Bosch offers a complete dual fuel system with the Bosch Inverter Ducted Split (IDS) heat pump, BMAC cased coil, 96% AFUE Gas Furnace and the Bosch Connected Control thermostat. In the summer, the Bosch IDS efficiently cools and dehumidifies your home. In the shoulder seasons, the IDS system will provide the exact amount of heating or cooling that your home requires, no more, no less. In the colder months, the system senses when it is more economical for the heat pump to shut off and the Bosch BGH96 gas furnace to take over. Installing a Bosch matched dual fuel system is the best choice to optimize both savings and comfort.

## Savings

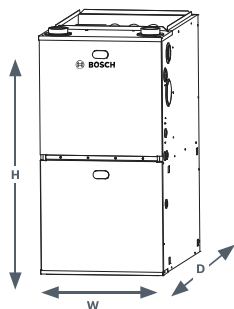
Homeowners will see the savings on their energy consumption by converting up to 96% of the fuel purchased to heat their home. The furnace's two-stage gas valve switches between high and low fire settings, allowing enhanced comfort and more efficient operation than single stage technology.

## Residential Limited Warranty<sup>§</sup>

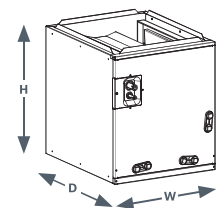
With the residential limited warranty, you receive peace-of-mind knowing you will receive replacement parts protection for up to 5 years and up to 20 years on the heat exchanger. This offering covers all components incorporated into the BGH96 Furnace at the time of manufacture. All other components or parts that are purchased from Bosch and installed in the field have a 1 year parts warranty.

**20 Year**  
Heat Exchanger  
Warranty

## Dual Fuel System & Technical Information



BGH96 FURNACE DIMENSIONS <sup>°</sup>				
MODEL NUMBER	PART NUMBER	WIDTH (W)	HEIGHT (H)	DEPTH (D)
BGH96M060B3C	8733965433	17.5	33-3/4	28-1/2
BGH96M080B3C	8733965434			
BGH96M080C4C	8733965435			
BGH96M100C5C	8733965436	21		
BGH96M100D5C	8733965437	24.5		
BGH96M120D5C	8733965438			



BMAC CASED COIL DIMENSIONS <sup>°</sup>		CASED			UNCASED		
MODEL NUMBER	PART NUMBER	WIDTH (W)	HEIGHT (H)	DEPTH (D)	WIDTH (W)	HEIGHT (H)	DEPTH (D)
BMAC2430ABTA	8733965423	14.5	20.0	21.0	13.375	15.625	20.5
BMAC2430BBTA	8733965424	17.5	20.0	21.0	16.375	15.375	20.5
BMAC3036ABTA	8733965425	14.5	20.0	21.0	13.375	15.625	20.5
BMAC3036BBTA	8733965426	17.5	20.0	21.0	16.375	15.375	20.5
BMAC3036CBTA	8733965427	21.0	20.0	21.0	19.875	15.25	20.5
BMAC4248BBTA	8733965428	17.5	30.0	21.0	16.375	26.88	21.0
BMAC4248CBTA	8733965429	21.0	30.0	21.0	19.875	26.8	21.0
BMAC4248DBTA	8733965430	24.5	30.0	21.0	23.625	26.6	21.0
BMAC4860CBTA	8733965431	21.0	30.0	21.0	19.875	27.0	21.0
BMAC4860DBTA	8733965432	24.5	30.0	21.0	23.625	26.8	21.0

<sup>°</sup>Uncased Coil Dimensions are shown for reference should the casing be removed in the field. <sup>§</sup> Please go to [www.bosch-homecomfort.us](http://www.bosch-homecomfort.us) for full limited warranty details



BOVA20 OUTDOOR UNIT + BMAC CASED COIL + BGH96 FURNACE AHRI 210/240 - 2023 PERFORMANCE DATA									
OUTDOOR UNIT MODEL	CASED COIL MODEL	PAIRING FURNACES	COOLING CAPACITY (BTU/H)			HEATING CAPACITY (BTU/H)			CFM
			TOTAL	EER2 <sup>(3)</sup>	SEER2 <sup>(4)</sup>	HI	HSPF2 <sup>(5)</sup>	LOW	
❄️ BOVA-36RTB-M20S	BMAC2430ABTA	BGH96M060B3C	23800	11.7	18.0	24000	9.0	19600	740/540
❄️ BOVA-36RTB-M20S	BMAC2430ABTA	BGH96M080B3C	23800	11.7	18.0	24000	9.0	19600	750/560
❄️ BOVA-36RTB-M20S	BMAC2430BBTA	BGH96M060B3C	24000	12.0	18.5	24000	9.0	20000	760/550
❄️ BOVA-36RTB-M20S	BMAC2430BBTA	BGH96M080B3C	24000	12.0	18.5	24000	9.0	20000	750/560
❄️ BOVA-36RTB-M20S	BMAC3036ABTA	BGH96M060B3C	32800	10.6	17.0	34000	9.0	25000	1090/840
❄️ BOVA-36RTB-M20S	BMAC3036ABTA	BGH96M080B3C	32800	10.6	17.0	34000	9.0	25000	1050/840
❄️ BOVA-36RTB-M20S	BMAC3036BBTA	BGH96M060B3C	33600	11.0	17.5	34200	9.0	25000	1120/870
❄️ BOVA-36RTB-M20S	BMAC3036BBTA	BGH96M080B3C	33600	11.0	17.5	34200	9.0	25000	1060/850
❄️ BOVA-36RTB-M20S	BMAC3036CBTA	BGH96M080C4C	33600	11.0	17.5	34200	9.0	25000	1100/870
❄️ BOVA-36RTB-M20S	BMAC3036CBTA	BGH96M100C5C	33200	11.0	17.5	34200	9.0	25000	1000/780
❄️ BOVA-36RTB-M20S	BMAC4248BBTA	BGH96M080B3C	33000	11.0	18.0	34200	9.0	25200	1100/880
❄️ BOVA-36RTB-M20S	BMAC4248CBTA	BGH96M100C5C	33000	11.7	18.0	34200	9.0	25600	1060/840
❄️ BOVA-60RTB-M20S	BMAC4248BBTA	BGH96M080B3C	42500	11.7	16.0	43500	8.8	35000	1120/880
❄️ BOVA-60RTB-M20S	BMAC4248CBTA	BGH96M080C4C	42500	11.7	16.0	44500	8.8	35000	1130/900
❄️ BOVA-60RTB-M20S	BMAC4248CBTA	BGH96M100C5C	44000	11.7	16.5	46500	8.8	35600	1370/1150
❄️ BOVA-60RTB-M20S	BMAC4248DBTA	BGH96M100D5C	44500	11.7	16.5	47000	9.0	35600	1480/1200
❄️ BOVA-60RTB-M20S	BMAC4248DBTA	BGH96M120D5C	44500	11.7	17.0	47000	9.0	35600	1480/1200
❄️ BOVA-60RTB-M20S	BMAC4248CBTA	BGH96M100C5C	51500	11.4	17.5	53500	8.5	38000	1370/1150
❄️ BOVA-60RTB-M20S	BMAC4860DBTA	BGH96M100D5C	51500	11.7	18.0	54000	8.5	38500	1460/1170
❄️ BOVA-60RTB-M20S	BMAC4860DBTA	BGH96M120D5C	51500	11.7	18.0	54000	8.5	38500	1460/1170

BOVA20 OUTDOOR UNIT + BMAC CASED COIL ONLY AHRI 210/240 - 2023 PERFORMANCE DATA								
OUTDOOR UNIT MODEL	CASED COIL MODEL	COOLING CAPACITY (BTU/H)			HEATING CAPACITY (BTU/H)			CFM
		TOTAL	EER2 <sup>(3)</sup>	SEER2 <sup>(4)</sup>	HI	HSPF2 <sup>(5)</sup>	LOW	
❄️ BOVA-36RTB-M20S	BMAC2430ABTA	23000	11.7	15.2	24000	9.0	19400	750
❄️ BOVA-36RTB-M20S	BMAC2430BBTA	23400	12.0	15.2	24000	9.0	19400	750
BOVA-36RTB-M20S	BMAC3036ABTA	32000	10.6	14.3	34000	9.0	23400	900
BOVA-36RTB-M20S	BMAC3036BBTA	32000	11.0	14.3	34200	9.0	23600	900
BOVA-36RTB-M20S	BMAC3036CBTA	32000	11.0	14.3	34200	9.0	23600	1050
❄️ BOVA-36RTB-M20S	BMAC4248BBTA	32000	11.0	15.2	34000	9.0	24600	1000
❄️ BOVA-36RTB-M20S	BMAC4248CBTA	32000	11.0	15.2	34200	9.0	24600	1050
❄️ BOVA-36RTB-M20S	BMAC4248DBTA	32000	11.0	15.2	34200	9.0	24600	1100
BOVA-60RTB-M20S	BMAC4248BBTA	42500	11.2	14.3	45500	8.5	33000	1200
BOVA-60RTB-M20S	BMAC4248CBTA	43500	11.7	14.4	46000	8.5	33000	1350
BOVA-60RTB-M20S	BMAC4248DBTA	43500	11.7	14.4	46000	8.5	33200	1450
BOVA-60RTB-M20S	BMAC4860CBTA	52000	10.8	14.5	55000	8.2	38000	1350
BOVA-60RTB-M20S	BMAC4860DBTA	52000	10.8	14.5	55000	8.2	39000	1460

Blue Text = ENERGY STAR Certified V6.1. ❄️ = ENERGY STAR V6.1 Cold Climate and ENERGY STAR V6.1 certified. (3) Energy Efficiency Ratio; Certified per AHRI 210/240. (4) Seasonal Energy Efficiency Ratio; Certified per AHRI 210/240. (5) HSPF = Heating Seasonal Performance Factor; Certified per AHRI 210/240. Note: Always check the rating plate for electrical data on the unit being installed. The listed data is for reference only. Please consult [www.bosch-homecomfort.us](http://www.bosch-homecomfort.us) for further details. NOTICE: Bosch's BGH96 96% Furnace is not to be sold or installed in the State of California in the South Coast Air Quality Management District or San Joaquin Valley Air Basin territory.





**The Bosch IDS  
Premium Connected**  
Reliable, exceptional,  
and efficient heating and  
cooling all year long.





# About Bosch

## **Bosch Home Comfort Group in North America**

Bosch Home Comfort Group is a leading source of high quality water heating and comfort systems. The company offers gas tankless, electric whole house and point-of-use water heaters, Bosch and Buderus floor-standing and wall-mounted boilers, Bosch and FHP geothermal, water-source and air-source systems as well as controls and accessories for all product lines. Bosch Home Comfort is committed to being Simply Smart by offering products that work together as integrated systems that enhance quality of life in an ultra-efficient and environmentally friendly manner. For more information, visit [bosch-homecomfort.us](http://bosch-homecomfort.us).

## **Bosch Group**

The Bosch Group is a leading global supplier of technology and services in the areas of Automotive, Industrial Technology, Consumer Goods and Building Technology. The company was founded in Stuttgart, Germany, in 1886 and presently has more than 440 subsidiaries and is represented in over 150 countries.

In the U.S., Canada and Mexico, the Bosch Group manufactures and markets automotive original equipment and aftermarket solutions, industrial drives and control technology, power tools, security and communication systems, packaging technology, home comfort solutions, household appliances and software solutions. The Bosch Group's products and services are designed to improving quality of life by providing innovative and beneficial solutions. In this way, the company offers technology worldwide that is Invented for life. Additional information is available online at [www.bosch.com](http://www.bosch.com)



## **Bosch Home Comfort Group**

Watertown, MA | Londonderry, NH | Ft. Lauderdale, FL

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[www.bosch-homecomfort.us](http://www.bosch-homecomfort.us)







North side of 1841 home  
Small shed below is where  
Heat pump will go





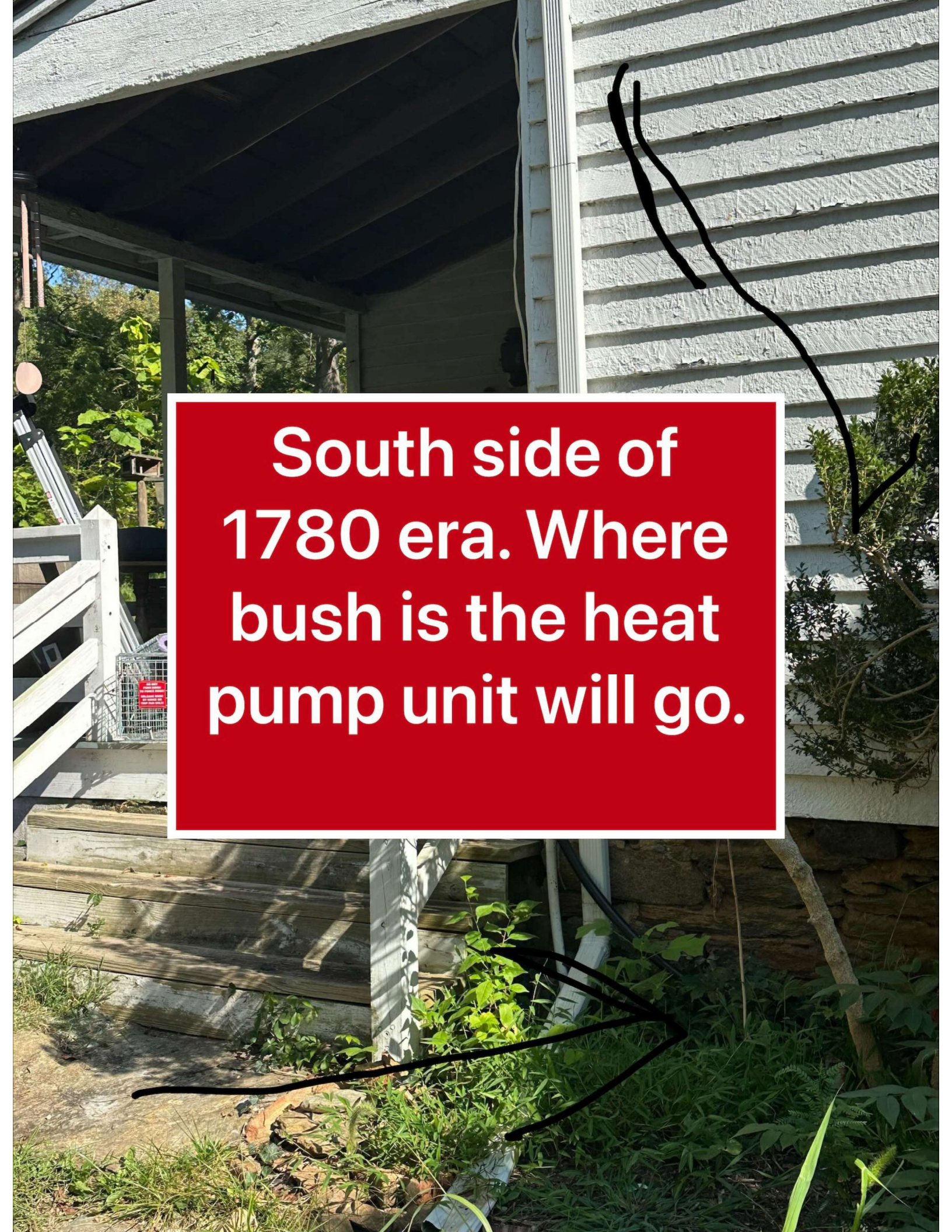
South side of  
1780 home





Small shed





**South side of  
1780 era. Where  
bush is the heat  
pump unit will go.**





South side of  
home



