

## **Imperial Plaza residents -**

The Board and ODC would like to provide you with a better understanding of the heating and cooling system that operates at the Imperial Plaza.

The building is heated and cooled by delivering hot or cold water via piping throughout the building to the radiators in your unit. The system can only operate in either a heating mode or a cooling mode.

During transitional seasons, temperatures can be warm during the day and cool at night resulting in temperature variations between one side of the building and the other. Switching between cooling and heating within a 24-hour period is not feasible. Residents may need to open windows or wear additional layers depending on the season, until these transitional periods have passed.

Generally, the Board will post notifications at the beginning of Cooling and Heating seasons to alert owners and residents when these systems have started. [System Status](#) is posted on the IP website.

### **Building Cooling Operation**

In the summer season, the building operates a cooling system (chiller) that starts and stops based on a thermostat that reads the ambient temperature from outside of the building.

When the outside temperature reaches 68 degrees or above, the system turns on and a large fan on the roof removes the heat from the water resulting in a super-cooled water temperature of ~40 degrees sent through the infrastructure piping to the radiators in your unit.

When the chiller is turned on for the season it does not mean that super-cooled water is always flowing. It only flows when the outside ambient temperature is 68 degrees or above.

### **Building Heating Operation**

In the winter season, the building operates a heating system (boiler) that provides a constant flow of hot water throughout the building. Unlike the chiller system, hot water flow and heating do not start and stop based on outside ambient temperature. Instead, the degree of heat coming from the radiators is controlled by the thermostat and radiator blower settings in each unit.

### **Thermostat Controls**

Set your pneumatic thermostat by turning the temperature setting up until you hear a hiss, then back the temperature down to 67 degrees or lower in the summer and your preferred temperature setting in the winter.

### **Radiator Fan Controls**

The radiator blowers push air from the room past internal metal fins resulting in either cool or warm air flow out of the top of the radiators. Each radiator has its own fan controls on the right-hand side and controls the blower speed and how much air is being passed through the hot/cold piping. Turning the fan to high, medium or low produces the desired air circulation throughout the room.

Make sure the area at the bottom and vents on top of the radiator are free from obstruction to ensure air can flow properly.