



Information Sheet - Building Cooling

How is the building cooled?

- For cooling the individual apartments in the summer, the building has two central chillers on the roof. The chilled water is circulated through the building and to the fan coil unit in your apartment. When your thermostat clicks on, a valve opens and allows the cooled water to flow through your fan coil. The fan blows cooled air into your unit.
- Only one chiller runs at any given time, but operation of the chillers is alternated from time to time by the Corporation's mechanical contractor.
- Fresh air which is circulated through the hallways and stairwells of the building is also cooled by these chillers.

When are the chillers turned on / off?

- The chillers are usually turned on in the spring by mid April, although this may vary a little in accordance with outside temperatures. The systems are required early in the spring season to allow residents whose units face the front of the building to cool their apartments as required.
- The chillers are usually turned off again in the fall around mid-October, again taking into consideration outside temperatures.
- The decision to turn the chillers on / off for the season is based on the general temperature in the building, and forecasted temperatures. **We try to make sure that the building can maintain the generally accepted room temperature of 25°C (76°F). However if an outdoor temperature spike or drop occurs after we've made the switch, it is possible that we will be unable to maintain this range. Also, there will always be residents who find this temperature range either too hot or too cool, however we must use this range, since it is suitable for the majority.**

What can I do if the heating/cooling isn't on yet, but I find it too hot/cold in my unit?

- In rare cases, a resident may have a comfort level which falls outside the average range described above
- They can compensate by opening windows during this short period before the cooling is turned on.

What maintenance should be done to my fan coil unit?

- The fan coil unit is equipped with a very small filter that must be replaced annually. Failure to replace this filter can cause flooding in your unit and to units below. The fan coil unit should also be inspected and cleaned periodically. Please ensure this work is done by a licensed and insured contractor. For assistance in locating a reputable contractor, please see the Superintendent during his normal office hours.