

# Ventilation and Climate Control

## EXHAUST FANS

Exhaust fans are provided in the kitchen (i.e. range hood fan), and bathrooms. The fans should be used to remove lingering odours and humidity in the air, which can cause condensation.

**Bathrooms** - In some suites there is one exhaust fan motor with two switches (i.e. one switch for the fan in the each of the bathrooms). PLEASE NOTE - The fan can be turned on in either location but must be turned off from the location where it was initially turned on.

**Laundry Room** - In the laundry room, the exhaust fan is controlled by an Automatic Relay which activates the exhaust fan motor when the dryer is in use.

**Kitchen** - Use your exhaust fan whenever cooking on the stove to avoid cooking odours which may disturb your neighbours, and to lessen grease build-up on kitchen surfaces. The metal filter may be washed in the dishwasher. The exhaust fan is also a great tool in filtering air to the exterior. For preventative maintenance we suggest that on a periodic basis the filter and fan be removed and cleaned. To minimize the transmission of cooking odours from your suite to the common corridor, always use your kitchen exhaust fan while cooking and for approximately half an hour afterwards.

## CORRIDOR FRESH AIR UNIT

You will notice that there is a gap around the suite entry door. This gap is NOT a deficiency; it not only serves as a source of fresh air, it helps maintain the air circulation in your suite.

Combined with the supplied exhaust fans, the gap around the entry door allows fresh air to enter the suite which helps control the problem of condensation and keeps your suite free of stale air and lingering cooking odours even with the windows closed. The corridor fresh air units continually pump fresh air into the corridors. When exterior windows are closed, this is the only source of fresh air for each suite.

Not only does the supply of the fresh air introduced into the corridors provide a more comfortable living atmosphere, it is also a safety feature in the event of a fire. If there is a fire in the building, the corridor fresh air units are immediately disabled, in order that smoke does not enter the suite.

Maintenance - Keep the gap around the suite entry door clear of obstructions. **Do not install weather stripping around the door as it inhibits the required flow of fresh air. Air change is a requirement of the Building Code.**

## VERTICAL FAN COIL SYSTEM – HOW IT WORKS

The built in vertical fan coil unit(s) in your suite is your source of heating and cooling. Heated and cooled air is produced through the circulation of hot and cold water in the piping loop contained within the fan coil unit. The fan coil motor blows air across this piping loop to produce either warmed or cooled air.

A supplementary electric heating element within the vertical fan coil unit adds more flexibility and control over individual suite temperature. This electric heating element is used during the cooling season in the event a minimal amount of heating is required.

## INTERPRETING YOUR DIGITAL FAN-COIL THERMOSTAT SWITCH POSITIONS

Your Digital Fan-Coil Thermostat is designed to provide your home with reliable and precise temperature control. The temperature can be adjusted to a higher or lower setting by using the pushbuttons directly below the digital temperature display window. The switches at the bottom of the thermostat allow for manual control of the system operation and fan speed and can be interpreted as follows:

Heat: The thermostat controls the heating  
Cool: The thermostat controls the cooling.

Slide the SYSTEM switch in the lower right corner of the thermostat to select the desired system setting.

FAN setting controls the system fan speed as follows:

- 1: Fan operates intermittently at a low speed, within a 1 or 2 degree range of the set temperature.
2. Fan operates intermittently at a medium speed within a 1 or 2 degree range of the set temperature.
3. Fan operates intermittently at a high speed within a 1 or 2 degree range of the set temperature.

Slide the FAN switch in the lower left corner of the thermostat to select the desired fan setting.

**On/Off system mode:**

When the system switch is set to Off, power is removed from the thermostat and the display will go blank. The thermostat will reboot when power is restored with the On/Off switch.

Please refer to your user's manual for complete and comprehensive operating and instructions.