

CLIMANETICS INC.

# CLIMETEC

INDUSTRIES LTD.



**CLIMETEC** Industries manufactures high quality, energy efficient vertical fancoil units for the high-rise condominium, apartment, and hotel markets.

**CLIMETEC** vertical fancoil units are designed to provide a comfortable living environment within the unique condominium, or apartment lifestyle.

## **Vertical Fancoil Operation - Table of Contents**

Each individual fancoil unit is controlled by a thermostat. Through an internal temperature sensor (aquastat), the unit will function in the mode dictated by the water temperature in the system, i.e. heating with hot water, cooling with chilled water.

Generally all thermostats are very similar in operation. Depending on the model supplied, there may be a HEAT – OFF – COOL selector switch, and a three speed fan switch indicating HIGH – MEDIUM – LOW. On newer models there may be an OFF – ON switch, an ON – AUTO fan switch, and a three speed switch as described above.

Regardless of which thermostat is supplied, you will be required to set the temperature you feel comfortable with. This may range between 20 deg.C. (68 deg.F.) and 24.4 deg.C. (76 deg.F.). On the older models, you will also have to select the HEAT or COOL mode by sliding the lever to the appropriate location. In the newer model, all you have to do is hold the up arrow  $\wedge$  or down arrow  $\vee$ , until you reach the desired temperature.

The fan speed selector switch will allow you to select how fast you would like to circulate the room air through the unit. There are three settings to choose from. As a rule of thumb, use HIGH and MEDIUM for cooling, and MEDIUM and LOW for heating.

In the newer models, you will have the option of running the fan continuously, or cycling it on and off on call from the thermostat by sliding the AUTO – ON selector switch to AUTO for cycling, and ON for continuous fan. In older models, this cycling or continuous feature has been predetermined, and your particular model will work one way or the other, and cannot be changed, without changing the thermostat.

## **Maintenance**

The following maintenance scope of work may be used as a personal reference guide. This is based on doing the maintenance twice a year.

### **Major Scope of Work:**

- Air filter replacement.
- Remove return air grille/access panel, and inlet baffle to access all parts requiring service.
- Vacuum condensate drain pan, remove scale, and check for potential leaks.
- Remove drain hose, vacuum and snake, to allow free flow of condensation. Reconnect drain hose, and check for kinks.
- Vacuum fan motor and lubricate bearings, if necessary.
- Vacuum interior of fancoil.
- Spray interior of unit to inhibit mold growth, as per Health Canada guidelines.
- Check unit operation, thermostat, motorized valve, and fan motor.
- Vacuum access baffle and reinstall.
- Update service information sticker on baffle.
- Reinstall access panel with new filter, and vacuum return air grille.
- Premises to be left clean and tidy.

### **Minor Scope of Work:**

- Air filter replacement.
- Remove return air grille/access panel, and inlet baffle to access all parts requiring service.
- Vacuum condensate drain pan, remove scale, and check for potential leaks.
- Vacuum fan motor and lubricate bearings, if necessary.

- Vacuum interior of fancoil.
- Check unit operation, thermostat, motorized valve, and fan motor.
- Vacuum access baffle and reinstall.
- Update service information sticker on baffle.
- Reinstall access panel with new filter, and vacuum return air grille.
- Premises to be left clean and tidy.

OPTIONAL:

- Drop fan blower and clean behind water coil.

For maximum efficiency, clean your fan coil filter every month. If you have no heat, make sure the switch is set to the ON position; check the furnace breaker on your electrical panel; and check that your thermostat is set to the HEAT position.

If the problem persists, and it is during business hours please contact your on-site Customer Care Office at the telephone number provided above.

After hours, contact Front Desk 416-593-6270 or D. Zentil Plumbing & Heating 905-738-0569