



630 N State Street HVAC Information 2023

Type: 630 N State uses 4-pipe fan coil units (FCU) for heating and air conditioning. Depending on the layout of your condo, you can have between one and six FCUs. Each FCU has its own thermostat. The 4-pipe system means that both heat and air conditioning are available at any given time.

Water Alarms: A common issue with this type of HVAC are condensate leaks. In the warmer months, the cold water pipes used for air conditioning will produce condensate that is designed to drip into a tray at the base of the unit. Each tray has a small drain that can easily, and unknowingly, get clogged with rust, dirt or debris, causing a backup. These backups can cause major damage to the units below if not caught quickly. 630 N State mandates that every FCU has a water alarm in the condensate tray to detect for backups. The water alarms emit a loud beeping sound, similar to a smoke detector. If you hear yours, or one of your neighbors, water alarms going off please contact the front desk immediately. If you are not sure if you have water alarms, please contact maintenance.

For residents who do not live at the building full-time, management can coordinate wifi enabled water alarms that can notify remotely of a potential backup.

Buildings Obligation: The association is responsible for providing the hot and cold water loops that run through the units and are used for heat and air conditioning.

Unit Owners Obligation: Residents are responsible for maintaining their FCUs, including replacing components as they go bad. Maintenance typically stocks motors and actuators, which are used for the most common fixes. The costs of the motors and actuators change very frequently, but the price for motors ranged from \$220-\$300 and price for actuators ranged from \$75-\$150 in 2022.

Filters: The building provides/installs new filters twice per year (Spring/Fall). Premium filters are available by contacting the front desk or maintenance for an additional charge once the filter change schedule is posted.

Thermostats: The buildings FCUs require high voltage thermostats that work on 4-pipe systems with automatic switchover. There are not many options available, but the building typically stocks non-programable digital thermostats. Common smart thermostats, like Nest, will work if the voltage is converted. Management can provide contractor recommendations for that.



Cleaning/Maintenance: Outside of the standard two filter changes per year, it is a good idea to periodically open/clean the FCUs in your unit. Maintenance can also clean FCUs as a work ticket item.

A video of how to clean them is available here:

<https://www.youtube.com/watch?v=bL9O46xsmTw>