

More on Controlling In-Unit Heat – B2+3



OakBridge Board

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To: OakBridge Board

Cc: BishopREM@hotmail.com ↗



Good Evening,

This email is being send to all building 2 and 3 owners. Please make sure you explain unit heat to your tenant(s) where applicable.

Regarding the in-unit baseboard hot water heat: We understand it is hot in the building and units so there is a tendency to shut off the heat control knob on the living room base board (and bedroom knob base board heat in the one-bedroom units).

Shutting off the main unit heater leaves standing water in the heat pipes in the unit. When the temp. outside goes below zero, this stagnant water tends to freeze (usually under the window in the master bedroom) and split the pipe. This causes a waterfall down all floors below to the garage floor. By the time someone shuts off the water in the boiler room, thousands of dollars' worth of damage has occurred, all paid for by OWNER unit insurance.

Please make sure:

1. The main base board heating knob in the living room works! A clogged, non-working living room control knob was the cause of one burst heat pipe this week.
2. Do NOT shut off this heat control knob. Leave it on the lowest notch. Open the bedroom window for fresh air not the slider.

Also, do not shut off the heat in the stairways in the building to lower the heat in the hallways. There are NO heaters in the hallways! The stairway heaters need to be on so pipes do not freeze in the corner units on all 3 floors.

All this complexity is due to original construction when the buildings were built between 1986-1991. We cannot re-do the plumbing in the buildings.

We hope this information helps you better understand how the heat in the units work and how it is all connected.

If you have any questions, please email our property management company, BishopREM@hotmail.com.

Thank you,
Board of Directors