

Appendix D:
Recommended residential and commercial building rules that will help reduce usage of heating fuel

Recommended residential and commercial building rules that help conserve heating fuel

- Thermostatic radiator valves (TRVs) or shutoff valves need to be installed on all radiators so that radiators' heat can be reduced or turned off altogether. If there are radiator covers, the regulator of the TRVs should be installed outside of the radiator cover.
- Radiators must be accessible for maintenance. Any radiator covers that are installed must open up so that the steam trap and shutoff valve are accessible.
- Residents need to get permission from the building management to replace cast iron radiators if the new radiator is smaller or only a steel radiator. The building management needs to be able to ensure that enough heat remains in the radiator when the heating system is turned off so that any given room gets enough heat.
- Owners should not be allowed to replace radiators with packaged terminal air conditioners (PTAC), which combine heating and air-conditioning in one through-the-wall unit. PTAC heat coils do not retain as much heat as cast iron radiators, which could lead to a resident not getting enough heat. Building managers should avoid overheating a majority of apartments just because a few residents replaced their cast iron radiators with insufficient radiators or PTACs.
- Residents should be required to remove the window air-conditioning units during the heating season because warm air often escapes through the units.
- If there are single-glazed windows, the building management should work on a window replacement plan.