

CASE NO. 03

BUILDING TYPE: _____

Apartment Building

NO. OF UNITS: 150

LOCATION: 4710 Pine St.

Philadelphia, PA.



Installation of the Heat-Timer® MPC translated into fuel cost savings of \$7,200

PROBLEM: Steam-heated apartment buildings are notorious for their erratic space temperatures. Tenants, in an effort to keep their households at a comfortable level during frigid North Eastern winters, often leave windows open, day and night, simply because the controls that supply excess heat are ineffective. For apartments receiving little heat, tenants turn on their ovens, purchase mini-heaters and devise other methods to keep warm...methods that are most often a safety hazard.

When Mr. Robert Radke's telephone began ringing endlessly with complaints that apartments were either far too hot or too cold, he knew the heating situation in his building was severe. Not only were tenants unhappy, but energy (steam) was being wasted. As Director of Operations for this apartment house, Mr. Radke was "equally concerned about wasting energy, and the cost involved," visualizing dollars evaporating as quickly as the steam.

SOLUTION: Mr. Nick Cozzan of the Blankin Equipment Corporation recommended the installation of a device designed specifically to monitor and control steam heating systems: the Heat-Timer Model MPC.

The MPC, developed for single steam boilers or motorized valves, continuously monitors outdoor temperatures and then automatically regulates the amount of steam used *within* a building based upon the

outdoor temperature. For example, the colder it is outside, the more steam is generated to heat the building. This method saves every while providing comfortable indoor temperatures.

Mr. Radke installed the MPC for the 1993-1994 winter a season that was 18% colder than the average Philadelphia area winter. Nevertheless, Mr. Radke reported that "after we installed the Heat-Timer MPC our fuel cost translated into a savings on \$7,200."

The installed list price of the Heat-Timer MPC control is less than half the amount Mr. Radke saved. Throughout the course of a full year, the Model MPC is expected to pay for itself more than twice. "We try to be cost effective and get a return on investment over a three year period," explained Radke," but the MPC has set a new standard for cost savings."

Needless to say, heat-related complaints from Mr. Radke's tenants dropped significantly.



Nick Cozzan (right) of Blankin Equipment Corp. and Robert Radke (left) review installation specifications.