Plumbing System Information Document
December 2017

Gas Boiler

The gas boiler is a Viessmann 26kW 100W high efficiency gas fired boiler located either in the kitchen or in Houses 1-4 under the basement stairs . The boiler is a 4 pipe system boiler that monitors the external air temperature and adjusts itself to the optimum output temperature in order to maximise the boiler efficiency . The boiler comes with a 10 year limited warranty that is located in the handover manuals. For warranty or maintenance enquiries - Precision Heating Ltd (01)8091571.

Hot water cylinder

The hot water cylinder is located in the hot press. The cylinder is a pressurised stainless steel tank that has a dual coil to heat the hot water via the gas boiler. It has a heat loss of 2.04kW per 24hrs. It takes approx. 27 min heat up time from cold. The cylinder comes with a 1 year component warranty and a 25 year stainless steel warranty. It is manufactured by Grant Engineering Ltd (057)9120089

Water Booster Pump

The water booster pump is located under the main stairs or in the utility room in some homes. This pump is a modulating pump that means that it monitors the amount of water being used at any one time and speeds up and down accordingly. The pump comes with a 24 month warranty from time of fitting.

There are 3 lights on the pump that indicate the pump's state. A constant green light indicates pump is powered up and ready. An orange light indicates whether it is running (solid orange light) or in standby mode (flashing orange). A red light indicates a fault and if illuminated it may indicate a water supply into the pump issue.
Supplier - Glenngorey Pumps Ltd (045) 409090

Radiators

The radiators are supplied by Donohue Heating Ltd and are compact radiators from Kermi in Germany. The radiators are fully factory tested and come with a 2 year warranty on all welds and connections . They fully comply with all EC requirements and are a low water content radiator that makes them 10% more efficient than most types.
Supplier - Donohue Heating Services (01)8460586

Radiator valves

The radiator valves are supplied from Hevac Ltd . They operate with 6 settings

0 – Off

*- Frost setting (8 Degrees)

1 – 12 Degrees

2 - 14 Degrees

3 - 18 Degrees

4 - 24 Degrees

5 - 28 Degrees

When the valve is set to a specific temperature the radiator will try to achieve that temperature when the heating is turned on. Once the temperature chosen is reached the radiator valve will turn the radiator off until the temperature drops below the set point.

Supplier - Hevac Ltd (01)4191919

Pipe and fittings

All the pipe work for the heating and hot and cold water supplies throughout are either 16mm, 20mm or 26mm Alupex pipe and Presstite fittings . The fittings are mechanically pressed onto the pipe and once pressed cannot be removed . All pipework throughout has been fully pressure tested to 4 Bar after installation. For spare fittings or pipe they can be sourced in Hevac Ltd.

Supplier - Hevac Ltd (01)4191919

Secondary Return Pump

The secondary return pump is a bronze circulating pump that circulates hot water to the furthest hot draw off point. The pump is manufactured by Wilo and the model is a Wilo Star 25. The pump can be isolated using the isolation valves on either side of the pump. The pump is controlled by the timer located in the hot press.

Supplier - Hevac Ltd (01)4191919

Cold water storage tanks

The cold storage tanks are located in the attic and consist of a Platinum brand tank. Tanks have a full 15 year warranty and are manufactured from PVC and have PVC tank lids. The tanks are fitted with a ball valve and float to fill them and an overflow that is piped to the outside to alert the homeowner of a overfull tank . The water supply to the tanks can be turned off by using the mains water valve located under the kitchen or utility sink.

Supplier - Hevac Ltd (01)4191919

Gas

The gas supply in the house comes into the gas meter box located at the side of the house and using a meter box key it can be turned off in cases of a smell of gas in the property. The gas boiler has a supply into it from below and the g supply to it can be turned off by turning the yellow valve underneath. The gas supply to the to the gas fires (where fitted) can be isolated in the wall with a flat head screw driver from the blank plate on the wall marked GAS.

Heat Recovery & Ventilation (HRV)

The heat recovery & ventilation system is a Vent Axia Kinetic B plus system that is extremely efficient and removes stale air from the rooms and provides fresh air to each room to ensure the required number of air changes to each room to prevent condensation and damp occurring within the house. Thus it is important that this system stays turned on at all times. The unit has 2 filters that will require annual cleaning to ensure it is functioning correctly and cleanly. The unit

is located in either the store or in the utility room. The system was supplied and fitted by Newstar Ltd and all the ventilation pipework and grills are supplied from Lindab Ltd (01)4568200. There is a user panel located in the main hall for each unit to relay the operational status of the unit and to display the system running % . The system has an internal humidity sensor that will cause the fan speed to increase should the humidity levels rise due to showers or baths.

Supplier and installer - Newstar Ltd (086)8174720

Escape of water

(i) Turn off the mains water supply at the kitchen/utility room sink
(ii) Turn off both valve marked cold in & cold out on the pump under the stairs
(iii) Turn off the valves marked Hot and Cold in the hot press
(iv) In the event of a water escape the procedure for isolating water in the house is as follows

Low heating system water pressure

In the event of the boiler indicating a low water pressure fault the heating system can be topped up by opening the heating system fill valves located beside the hot water tank in the hot press. There will be a label located on the tank indicating the valve. The black levers on the valve need to be both open to top the system back up o 1.5Bar on the gauge located on the gas boiler on the ground floor. Once this is achieved make sure to fully close the both valves so that they are situated across the pipe not in line with the pipe. Please carry out this procedure slowly so as to prevent the pressure going up too high on the system.

Heating Controls

The heating controls in the house are Heatmiser Neo thermostats that have the capability of being used remotely via the Heatmiser App . A Heatmiser Neo Hub is required to plug into the house modem to enable the remote access.

Using the thermostats

The thermostats have 4 modes

Wake – first setting period of the day

Leave – when exiting the house in the mornings

Return – when returning back to the house for the evening

Sleep – when leaving the common areas and going to bed in the bedrooms

To set the thermostats select edit on the screen using the left and right keys and press the “tick” icon in the middle of the left and right keys (this is referred to as the OK button)

Go to wake and click OK and the time will flash so using the “UP” & “Down” buttons se the time and use OK to go through the hour and minute setting . Then the temperature will flash so set the temperature to your desired temperature for each mode . With the away settings lower than the settings when the house is occupied .

When finished click on done and the screen will return to show the current temperature and time and day.

Hot water

The hot water timer is located in the utility room and is similar to the room thermostats except it does not display the room temperature . It displays “Timer on” or “Timer off” indicating the timers state .

The settings are the exact same as the room thermostats except the modes are numbered 1-4 and not named wake, leave, return & sleep .

There are Youtube videos showing how to set the thermostats on www.Heatmiser.co.uk