

Bourg Saint Maurice - Le 10/03/21

## **COMMUNICATION DU CONSEIL SYNDICAL** **Communication from the co-ownership council**

Object: « Floor heating»

Dear co-owners,

We have received many complaints about collective heating expressing the extreme cold felt in the apartments.

As a reminder, after a period when it was considered a waste and a technical risk to excessively heat the apartments whose owners were absent, a choice was made by a vote in the General Assembly of April 2017 to regulate the heating to obtain a minimum temperature of 7-8 ° C, in compliance with the condominium regulations, namely only use as minimum protection against frost; the heating of the apartments to be provided by individual devices.

Your grievances arose the following winter.

We have focused on understanding the reasons for this and identifying solutions while preserving the original goals of economy and equity.

Our findings are of several types:

- 1) The "storage" heater (underfloor) is not like a conventional heater which goes on as soon as a low level is reached and stops when a high level is reached. The automation that manages its operation only defines operating times taking into account the outside temperatures measured during the previous hours, and deviations from adjustable target temperatures. This results in a certain "slowness" of reaction compared to sudden cooling in the evening.
- 2) Significant temperature differences between heated apartments and unheated apartments may cause stresses to appear in the building structures (a few cracks have just been observed).
- 3) Intentional fairness may not be achieved because in fact homeowners regularly present "preheat" surrounding walls for absent owners.
- 4) There may still be dispersions between the heating times of the different buildings due to the different exposures of the outside temperature measurement probes.
- 5) Faulty equipment (probes and contactors) have been observed which has since been replaced.
- 6) Resistance malfunctions in the soil were also noted because they were damaged by interventions for private arrangements inside the apartments (which have effects on the heating of several neighbouring apartments).

We discussed these findings and propose several actions:

- 1) Increase the settings that were defined in 2017 by a few degrees and modify the parameters to try to make the system more responsive. This will be proposed at the next General Assembly. This will inevitably have an effect on collective electricity consumption.
- 2) Launch a program to check all of the resistors (in progress) which may lead to repair work at the expense of the faulty owners if faults are found.
- 3) Call on specialists to advise us and optimize the settings, or even standardize the heating times between the different buildings. This will also be proposed at the next General Assembly.

Kind Regards  
The Co-ownership Council