

TELUS Gardens Residential In-Suite HVAC System

In your suite, there is a colour touchscreen thermostat in the Living Room, the Family Room (if equipped), as well as each bedroom. The purpose of this document is to outline how the HVAC system works and how to use the thermostats. Below is a diagram of the thermostat, as well as a description for what everything on the display is. (See Figure 1)

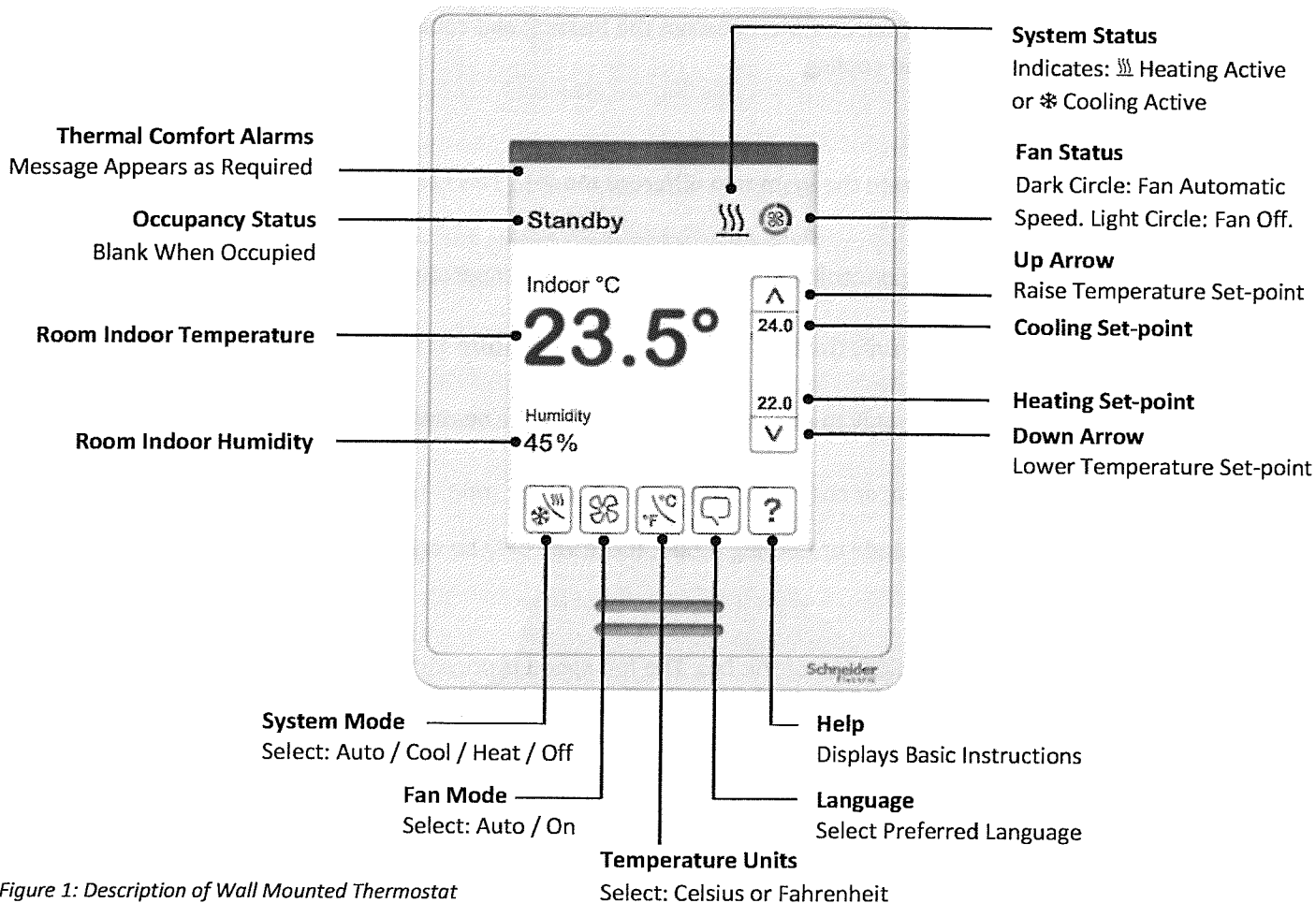


Figure 1: Description of Wall Mounted Thermostat

The system is capable of both heating and cooling in all zones when they system is in Auto mode. While each zone is capable independent heating or cooling, the system is either in heating or cooling. In other words, one room cannot be in heating while the other in cooling. The zone temperature that is furthest from set-point will determine whether the system goes into heating or cooling.

There are two set-points (or desired temperature values) both the heating and cooling set-point. When the temperature is above the cooling set-point the system will go into cooling. When the system is below the heating set-point, the system will go into heating. If the temperature is between the set-points, the system will neither heat nor cool the space. This is represented visually in Figure 2.

Zone Conditions	System Status	
Room temperature above cooling set-point	❄	System Cooling
Room temperature between heating and cooling set-points		System Dead-band (between heating and cooling)
Room temperature below heating set-point	☺	System Heating

Figure 2: System Status and Zone Conditions

Changing the set-point

When the system is in Auto mode, there are two set-points, the heating set-point and the cooling set-point. Both of these set-points can be changed individually. To change either of the set-points, follow the steps below.

1. Tap either the **Up Arrow** or the **Down Arrow**. Display will indicate the heating or the cooling set-point depending on the system status.
2. Tap the **System Mode** button to toggle between heating or cooling set-point adjust.
3. Use the **Up Arrow** or the **Down Arrow** to set the temperature as desired

Please note there is a minimum difference of 1.5°C between the heating and cooling set-points to prevent the system from short cycling between heating and cooling.

System Modes

Sometimes it may be desirable to operate the system in different modes. This can be changed by pressing the System Mode button. This modes are as follows.

- Auto:** System will provide heating or cooling to maintain the room temperature at the appropriate set point. This is the recommended mode.
- Cooling:** System will provide cooling only to maintain the room temperature at the cooling set-point. Use this mode to disable heating.
- Heating:** System will provide heating only to maintain temperature at the heating set-point. Use this mode to disable cooling.
- Off:** System is off, and no heating or cooling will be provided to the zone. Use this mode to disable the system.

If the thermostat is in either Heating Mode or Cooling Mode, there will only be one set-point displayed.

Fan Modes

The fan button has no effect on the operation of the fan. The fan speed is proportional to the difference between the set-point and the zone temperature. When the zone is at or near set-point the fan will run more slowly to reduce noise. If the zone is further away from set-point the fan will run more quickly to move more air around to more effectively heat or cool the space. If the zone is not calling for heating or cooling, the fan is off.

LEED Thermal Comfort Verification Alarms

Comfort alarms will be generated and displayed along the top of the screen, if the zone conditions are outside these the recommended parameters. The alarms are to provide tips for the user to increase their thermal comfort in the suite.

Comfort Alarm 1: Connectivity Issue. Consult your maintenance department if alarm persists

Comfort Alarm 2: Humidity Alarm. The humidity should be between 30% and 60% RH.

Comfort Alarm 3: Temperature Alarm. The temperature for an occupied space should be between 20°C and 24°C (68°F and 75.2°F)

Comfort Alarm 4: Humidity & Temperature Alarm. Both the humidity and the temperature are outside of the recommended range.

Tips: When the space is unoccupied, reduce the Heating Set-point by 4°C and increase the Cooling Set-point by 4°C. This will help to reduce energy consumption. Use exhaust fans to reduce room humidity. Run washroom fan for a minimum of 1 hour after a shower. Range Hood fan should be turned on during cooking.

Note: Sometimes, in darker conditions, a red blinking light on the back of the thermostat may be visible. This is normal.

TELUS In-Suite HVAC System: Disabling the Wiser Air Schedule

In your suite communications Box, there is a Schneider Electric, SE9000 Wiser Air. This device is the suite thermostat coordinator. It is responsible for functions such as scheduling and connecting the system to the internet. The purpose of this document is to instruct users to disable the schedule feature if they don't want to use the Wiser Air smartphone app. Below is a diagram of the Wiser Air, along with descriptions of notable items on the display. (See Figure 1)

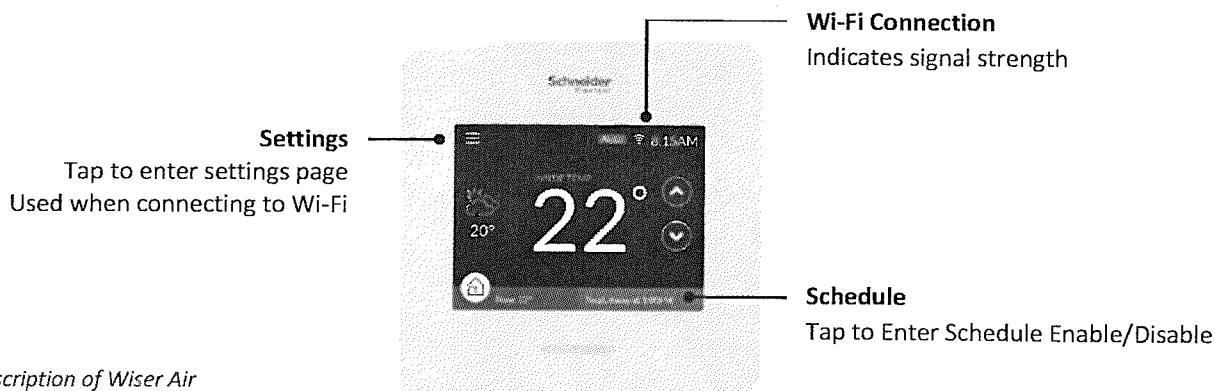


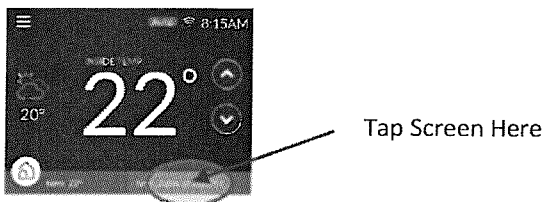
Figure 1: Description of Wiser Air

The recommended way to use the in suite HVAC system is to utilize the Wiser Air app. This allows the system to automatically change the temperature, to user defined values at different times of the day. With the schedules set, the temperature will be comfortable when you are home, but reduces heating and cooling demands when you are asleep or away. Reducing the heating and cooling demands of your suite will help to reduce your energy consumption. See the Wiser Air instructions to connect the Wiser Air to the internet, and to configure schedules.

Some people, however, prefer to adjust the temperatures manually. Disabling the schedule feature on the Wiser Air allows the user to be in constant control of the space temperature. It also allows different rooms to be left with different set-points. If the schedules are disabled, the set-points entered to the wall mounted thermostats will remain indefinitely. To disable the schedule, follow the steps below.

Disabling the Schedule

1. **Locate the Wiser Air:** The Wiser Air is located the plastic communications box)
2. **Tap on the screen:** If the display is dark, tap the screen once to awaken the device.
3. **Tap the schedule event button:** Located at the bottom right of the screen (See Figure 2)



4. **Touch and Slide the schedule off:** Touch the green circle and slide it to the left to turn off the schedule. When finished, the green circle should be closer to the 'Off'. (See Figure 3)

Off On

5. **Tap away:** To return to the home screen tab somewhere else on the screen.

The schedule is now disabled, and the temperature set-points entered into the thermostats will not be re-set by the Wiser Air.

