

WINTER HEATING FAQ



Each winter in NYC residents either complain their apartment is either too hot or too cold. We would like to advise residents some winter radiator tips, to explain your radiator and hopefully help owners avoid future repair costs due to misuse. Most apartment radiators will resemble one of those pictured below.

TIPS for Residents:

➤ Don't Adjust the Radiator Steam Valve

Unless you have an individual thermostat in your apartment, you can't shut off the radiator valve. In steam-heated buildings, the "shut off" valve on your radiator isn't meant for you to use. It's a technical feature that exists only to isolate the radiator from the system in case of failure or service to that radiator.

➤ Don't touch the valve

Most pre-war buildings have a one-pipe system whereby the entire building receives the same heat.

➤ There's No Halfway with Steam Valves

If you open it halfway, the system cannot operate the way it is designed. And, you might cause a leak which will very quickly reach the ceiling of your downstairs neighbor.

➤ If it's too Hot

The best option is to open a window to cool things down.



When valve is turned counter-clockwise all the way, the valve is **ON** and the radiator will **HEAT** when the steam is available.

When valve is turned clockwise all the way, the valve is **OFF** and **NO HEAT** will result when the building's automatic valve cycles to heat the rest of the building.

If the steam valve is off & leave your apartment, your unit will not get the heat needed to maintain your apartment at a comfortable temperature. When you turn the valve on, there is no guarantee that steam will be available at that time. Thus no guarantee that your unit will begin to receive heat, and in fact it may be several degrees lower than apartments that had their valves open during the same time period.

This valve should always be either all the way **ON** or all the way **OFF**. Any other setting can trap water in the radiator and contribute to banging pipes. This condensate may also leak out of the air valve and water may leak from the radiator, pool on your floor or leak into your downstairs neighbor's apartment. It doesn't take much for water from your heater to show up in their ceiling.