

THERMANN CASE STUDY – GSA Park Avenue Student Accommodation



PRODUCT
Thermann 50L
Commercial
Continuous Flow

LOCATION
External

GAS TYPE
Natural Gas

OPTIONS
System controller, Remote
controller, IoT Connected Device



DETAILS

- ▶ **STATE**
Victoria
- ▶ **LOCATION**
Parkville
- ▶ **BUSINESS**
Student
Accommodation

Situated in inner-city Melbourne, and servicing the nearby University of Melbourne, the GSA Park Avenue provides 369 student accommodation rooms.

The buildings hot water plant was originally specified with 18 continuous flow units and 2 storage tanks supported by two primary pumps. That's when the plumber installing the system decided there was a better solution. Enter Thermann Commercial.

Thermann helped size the new system with an emphasis on reducing upfront purchase costs, and providing ongoing running cost savings.

Servicing all that hot water demand now is a Thermann eight pack of 50L Commercial water heaters. With their large 50L/min capacity and condensing technology, they're up to 95% thermally efficient compared to less efficient non condensing models, and didn't require any storage tanks. This helped to significantly reduce both plumbing time and complexity on site, and saved thousands of dollars in valves, pumps, unions and copper. For the building manager, it also avoided expensive heat losses associated with maintaining 800Ls of stored hot water on the roof and also allows the roof area to be used for other purposes.

With an application of this size, reliability is also key. Thermann Intelligent Manifold systems feature cascading and rotation functions, which share the load across the bank to maximise efficiency, and

shift the firing order of the water heaters to allow for prolonged, even wear across all the units in the manifold. In the case of a fault with a unit(s) in the manifold, it will still continue to provide hot water with the remaining units.

This installation also features live monitoring via IoT technology. This tracks hot water usage, flow rates, efficiency, and system capacity ensuring the status of the system is always known. It also flags any disruption to hot water supply, and allows quick diagnosis to maintain hot water supply, in the event of a site or equipment issue.

Thermann manifolded systems can be supplied as 'factory' assembled, or in separate components designed for simple installation on site. In this case, the site mounted option was chosen, which aided in the delivery of the unit to the installation area.

Thermann Commercial Continuous Flow water heaters area available in 28L, 32L & 50L/min sizes. For more information, visit your local Reece branch or download the Thermann Commercial Guide at www.thermann.com.au/commercial

