Background
Climate-Tech, Inc. is a third-generation family-owned business serving western Cuyahoga and parts of Lorain County. The business was started in 1972 by John E. Dubecky (originally called Budget Air) and grew to an Angie’s List super service award-winning business for the last 13 years, specializing in indoor climate control. Currently operated by John J. Dubecky and son Josh, Climate-Tech specializes in environmentally friendly HVAC systems in residential and commercial applications.

Flair Management Commercial Plaza
Middleburg Heights, Ohio

Project Goals:
- Replace old boilers and hot water system
- Improved energy efficiency and reliability
- Minimal disruption to tenants throughout installation
- Comfortable heat and abundant domestic hot water

According to Field Operations Manager Josh Dubecky, Climate-Tech had been maintaining the HVAC systems in five commercial buildings operated by Flair Management for about a year, when two 30-year-old 650,000 Btuh flextube boilers in building one required replacement. Climate-Tech recommended Buderus GB162 gas-fired condensing boilers in a four-unit cascade configuration with total input of 1,332 MBH.

Buderus GB162 gas condensing boilers (above right) and acid neutralizer (above left). Photo at left shows Buderus MCM10 multi-unit boiler control which fires boilers only as needed to meet demand.
Installation Summary
“We replaced two 650,000 Btuh flextube boilers and a 40 gallon hot water tank with the Buderus GB162 TR-400 cascade package and one Buderus SST150-40 indirect tank,” explained Josh. The system is controlled by an open-source building control system that sends a low-voltage staging signal to the Buderus MCM-10, which rotates firing of the boilers to meet building heating and domestic hot water demand, thus saving fuel.

The mechanical room is located in a fourth-floor penthouse. In order to minimize disruption to building tenants, Climate-Tech prepped and protected the flooring, disassembled and removed the old boilers on a Saturday, and assembled piping on the roof before transporting it into the mechanical room.

Benefits and Conclusion
Overall, the installation required one week, and went relatively smoothly, according to Josh. The building is comfortable and the two restrooms enjoy adequate hot water provided from the single Buderus 40-gallon tank. Although the winter of 2015-16 has been relatively mild in Ohio, energy savings are anticipated from the new heating system in coming years.

It is evident that original boilers needed replacement with efficient Buderus condensing gas boilers!