

Site visit assessment report

CC Tetovo - CJZ

Location: Tetovo

Date of visit: 19.10.2023

Prepared by: Petar Grncarovski, Darko Todorovic

The CJZ (Center for public health) is one of the buildings within CC Tetovo. The CJZ building is supplied with thermal energy from the internal boiler room on liquid fuel - oil, which is located in the basement of the building.

Within boiler room two boilers have been installed. The boilers are different, the first is Radioland, made in Greece with a nominal capacity of 232kW, while the second is unknown, with a capacity of around 200 kW based on engineering practice due to absence of technical data plate (it is function only periodically when it is necessary). The boilers are outdated and generally in poor condition. Within the boiler room, in terms of HVAC equipment, there are two headers for supply and return water, connections for the pipe's branches, pipe lines with circulation pumps. Valves, circulation pumps and insulation in the boiler room are in bad condition and should be replaced.



The boiler room supplies only the subject object of the Clinical center. In the building, the heating stops at 5 pm, there are no bed patients. Approximate annual consumption amounts to 13t of oil.

The boiler room is adequately set up and has sufficient surface area for the intended purpose.

The building has a classic two-pipe hot water heating system with lower distribution network. Aluminum radiators with radiator valves and radiator screws have been installed in the rooms.

The windows at the hospital are old, made of aluminum with massive infiltration issues.

The district heat network is far away from the building, so that option is not realistic, as is the supply of the gas network that would deliver natural gas.

From the initially planned measures, it is proposed to replace radiator valves with new ones that have the possibility of installing thermostatic heads in an anti-vandal version, new radiator screws, replacement of insulation on pipelines within the boiler room, replacement of circulation pumps with new frequency-regulated ones (variable flow), as well as the installation of a connection for future installation of gas boilers or district heating network. It is also recommended actions on automatic controls in connection with the regulation of the temperature of the supply heating water in accordance with the outside air temperature.

An alternative to the natural gas connection is the installation of gas generators for external installation on the facade of the building with an underground LPG tank. According to the situation assessed during site visit installation of the LPG equipment is possible. Exact location of façade boilers, LPG tank and other LPG equipment should be checked and confirmed.

OBJECT	27-TE cor	KB-CJZ		
Location:		Tetovo	Date visited:	19/10/2023
Activity:	HTH	Ambulance (daily shift)	By:	Petar Grncharovski
No.of objects within:		1		Darko Todorovic
Area, TOTAL [m2]:		1500	Property list:	
Dist.from gas network:		n/a	Estim.cost:	n/a
Dist.from district heating:		n/a	Estim.cost:	n/a
Estim.heat demand [kW]:		240		
Contact:		d-r Ilir Demiri, director Nagib, tech.department	070/321-568; 075/383-100;	
CURRENT CONDITION				
General:	Non-insulated facade; aluminum windows (1988 apx.)			
Heating system:				
- Boiler room position:	underground			
- Neighboring facade:	n/a to be checked for appropriate place nearby			
- Boiler:	<i>year</i>	<i>manufacturer</i>	<i>capacity [kW]</i>	<i>burner</i>
unit 1	2017	RADIALAND AR-200, Greece	232	Ecoflam-Italy, 12-25kg/h
unit 2		Unknown producer	-	
unit 3				
- Fuel/Consumption [l/y]:	light oil (EL) / 13000			
- Regulation:	manual			
- Heating units/ number:	aluminum radiators / 110, apx			
- Heating units valves:	standard - manual (w/o temperature regulation)			
Altern.energy source:	CNG / to be checked for sufficient space for CNG station nearby			
Remarks:	object is not located in the clinical yard, it is independent across the street			
RECOMMENDATIONS				
General:	Energy efficiency measures on facade, roof and windows			
Heating system:				
Option 1				
- Boiler room measures				
- Boiler room position:	remains same			
- Boiler room installation:	complete refurbishment of installation with implementation of frequent regulated pumps, new valves and temperature/pressure measuring devices, balancing and control valves, pipes insulation			
- Regulation:	automatic depending on external/internal temperatures			
- Preparational works for new boilers installation:	connections for new boilers to be implemented in the boiler room design; existing light oil (EL) boilers remain as main heating source until new boilers are installed			
Option 2				
- Secondary heating network measures				
- Heating units:	dismantle from pipe network, adequately clean and install back existing manual radiator valves to be replaced with thermostatic valves			
- Raiser:	valves replacement, balancing and drainage valves to be implemented			
- Pipe network:	spaces where heating not necessary, pipes to be adequately insulated			
Option 3				
- New boiler installation measures				
- New boiler:	install.of outdoor gas boilers on the neighbor.facade wall, if not possible on a convenient place nearby			
- Back-up heating:	existing light oil (EL) boilers remain as spare			
Remarks:	due to position of existing boiler room which is underground, outdoor gas boilers are recommended; therefore existing light oil boilers are to be utilized in exceptional cases ex.gas supply interruption, failure on the gas boilers etc.			