



Strata

Case Study: High-Rise Apartments

Customer: Strata Luxury Apartments, San Diego, CA

Category: Commercial Real Estate

Application: Whole Building Treatment



Two 2" NaturalSofs on Main Water Supply

1" NaturalSof On Hot Water Circulation Loop

Boiler Room

The Challenge: The Strata luxury apartments are located in the Gaslamp Quarter of San Diego, CA.

The two building complex includes a 6-story mid-rise that connects to a 23-story curved tower. There are 163 units in the facility.

San Diego city water averages hardness of around 15 grains per gallon (GPG). This categorizes it as “extremely hard” by the US national standards. Water heaters are centralized in the building in a boiler room on the roof. There is also a large cooling tower and loop on the roof. If water was left untreated at this level of hardness, residents would be experiencing lots of scale buildup on faucets and fixtures the expensive water heating and HVAC equipment would have a significantly reduced life-span. This would create unhappy tenants and large expense to maintain and/or replace equipment and valves.

The Solution: Two 2” NaturalSofs are installed on the main water supply lines and a single 1” NaturalSof on the Hot Water Circulation loop on the roof in the boiler room.

Results: Fantastic scale prevention! The mechanical contractor showed off the cooling tower that used to be growing scale “stalactites.” The pads were clear with the exception of some biocide residue from tower treatment and there was no scale build-up inside the tower. When walking the mechanical room, the ball valves were exercised and opened and closed with extreme ease.

[You can see a video of the tower and valves here: https://youtu.be/9ReckNc6hyg](https://youtu.be/9ReckNc6hyg)