

Stream Boiler Maintenance

| <u>Frequency</u> | <u>Recommended Check List</u> |
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| <u>Daily</u> | <u>Task</u> |
| Check Gauges, Monitors and Indicators Check instrument and equipment settings | Make visual inspection, record in log book. Make visual check, compare to recommended specifications. |
| Blow down the boiler | Blow down as recommended by qualified water treatment chemist. Place the burner control switch in the off position. Place the pump control switch in the manual position and raise the water level until the gauge glass is half full. Open the bottom blowdown valve, gradually at first, then open wide. Blow down until the water level drops to the normal steaming level, about 2 inches in the gauge glass. Close the blowdown valve. Repeat two more times. Never let the water go out of the gauge glass. |
| Blow down the water column | Open the water column drain for about 4 seconds. Blowing the combination control with the burner running on low fire will test the operation of the low water cut-off. Never let the water go out of the gauge glass. |
| Morning start-up | Check that the boiler goes through its starting cycle correctly. |
| General | Check boiler for any water leaks. Check boiler fuel piping for any leaks. Check fuel supply. Keep boiler room neat and clean. |
| <u>Weekly</u> | |
| Low water cut-off | Check secondary low water cut-off for correct operation. Visually inspect feed water pumps and city make-up water system. |

Monthly

Heating plant and equipment

Make visual inspection of flue, stack, dampers and linkages.

Dust equipment.

Lubricate and grease motors if required)

Check equipment for vibration.

Check building steam and condensate return lines and steam traps.

Check combustion efficiency.

Annually

(To be performed by Qualified Personnel)

Clean fire side of boiler

Clean water side of boiler

Clean and overhaul all operating controls

Clean and overhaul all safety devices and controls

Tune boiler for maximum combustion efficiency

Prior to laying boiler up for the summer months, if boiler is not used for domestic hot water, have boiler completely cleaned and serviced. Laying up the boiler during summer months, without cleaning and service, moisture builds up inside the boiler causing the soot to become acidic. This acid will deteriorate the boiler and shorten the life expectancy.