



A professional boiler house program offering first class service and maintenance

How important is your steam supply?

The boiler is the heart of any steam distribution system. As is the case with any critical plant, a preventative maintenance program is essential to ensure its safe and efficient operation. PM5 Health & Safety Executive Guidance Note states,

“Overheating caused by low water level is the most frequent cause of boiler explosion or other damage, and ... arises from the malfunction of automatic controls. Analysis indicates the main reason for such incidents to be lack of testing and maintenance of controls and alarms, isolation of control chambers and inadequate supervision.”

“Automatic controls should be regularly serviced and maintained by persons having the necessary competence and facilities for maintaining the particular type of control. Regular maintenance should be carried out, at least at quarterly intervals. Manufacturers of boilers, fittings and automatic control equipment usually provide maintenance contracts for this purpose.”

PM5 Health & Safety Executive Guidance Note

Continuous operation - total peace of mind

A Spirax Sarco annual Boiler House Service Agreement provides you with the peace of mind you require for the continuous operation of your boiler house equipment offering:

- A boiler house maintenance procedure that supports the requirements of the PM5 Health and Safety Executive Guidance Note.

- Re-calibration and maintenance of boiler control equipment (level probes, TDS and bottom blowdown controls where fitted).
- A Planned Preventative Maintenance (PPM) program to help minimise costly downtime, and release maintenance staff for other duties.
- Total peace of mind that your equipment is being maintained by experienced original equipment manufacturer engineers.
- Improved maintenance budget planning and forecasting.
- Minimal spares stockholding.

Service Agreement Summary

- Scheduled visits for routine preventative maintenance and inspection.
- Discounted daily rate for service visits.
- Prioritised booking of service engineers.
- Spares delivered to your doorstep and fitted on the day.
- Cost of all consumables* used during each service visit.
- Optional 365 days per year 24-hour priority response.
- Technical support Monday to Friday.
- A service visit report for each scheduled visit.

* Consumables included are detailed in the scope of work overleaf.

Service Specification

Spirax Sarco service agreements deliver regular maintenance and servicing of boiler house equipment, carried out by specialist Spirax Sarco service engineers. An on-site assessment of boiler house system performance is carried out with the customer prior to commencement of scope of work, which typically includes the following:

	Scope of Work	
	Diagnostic Visit	Major Visit
BOILER WATER LEVEL CONTROLS		
Remove the probes from boiler, clean, inspect and replace using new gaskets		✓
Strip down feedwater valve to inspect seat and clean spindle, re-pack valve once per year (for Spirax Sarco control valves only). Re-fit valve cover using new gasket, inspect actuator mechanism and travel		✓
Visual inspection of controller internals to check component integrity. Check all terminations for tightness and contact. Inspect and check controller bases to ensure good electrical contact	✓	✓
Test controls with boiler empty/depressurised and bring back to normal working level with attention to firing the burner and testing cut-out on low water alarm conditions		✓
Test controls at normal working pressure (see notes below)	✓	✓
Functionally test operation of remote boiler shutdown panel (if applicable)	✓	✓
TDS CONTROLS		
Remove probe, inspect, clean and replace using new gaskets. Check blowdown valve for leakage, re-pack once per year as recommended. Strip down valve and inspect internals as required, recommended at least once per year		✓
Take sample of boiler TDS level and compare to boiler blowdown set point. Recalibrate controller if required (on minor visit only)	✓	
Calculate and record boiler percentage blowdown rate to assess potential energy losses	✓	✓
Functionally test system for correct operation	✓	✓
TIMED BOTTOM BLOWDOWN CONTROLS		
Visual inspection of controller internals to check component integrity. Check all terminations for tightness and contact. Inspect and check controller bases to ensure good electrical contact	✓	✓
Assess timed bottom blowdown setting and reset to ensure optimum boiler efficiency. Record settings	✓	✓
Visual inspection of valve and actuator	✓	✓
Functionally test system for correct operation	✓	✓
FEEDTANK CONTROLS		
Remove the probes from tank, clean, inspect and replace using new gaskets		✓
Strip down feedwater valve to inspect seat and clean spindle, re-pack valve once per year (for Spirax Sarco control valves only). Re-fit valve cover using new gasket, inspect actuator mechanism and travel		✓
Visual inspection of controller internals to check component integrity. Check all terminations for tightness and contact. Inspect and check controller bases to ensure good electrical contact (if applicable)	✓	✓
BLOWDOWN VESSEL		
Functionally test temperature control system for correct operation	✓	✓
Written service report provided per visit, detailing findings, actions and recommendations/requirements	✓	✓

* Consumables used during service visit include: feedwater control valve stem seal and bonnet gasket, gasket and packing set for BCS3 (if applicable).

It is assumed that the boiler will be hot enough to be brought back up to pressure within the day of the visit. If this is not possible, controls will be tested as possible.

If further visits are required these will be charged as extra.

It is assumed that the boiler will be pressurised during the second visit.

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