



scheduled maintenance

First for Steam Solutions

EXPERTISE | SOLUTIONS | SUSTAINABILITY

spirax
sarco

why Spirax Sarco?

Spirax Sarco is a full service organization providing expert knowledge, products, installation, service and turnkey solutions for the control and efficient use of steam, air and other industrial fluids. With over 100 years of expertise, our all inclusive approach enables us to apply unequaled engineering knowledge in providing complete solutions for our customers.

With an extensive network of offices, repair shops and Account Executives spread across North America; Spirax Sarco provides comprehensive service wherever you are, whenever you need it. Professional help is just a phone call away.

why scheduled maintenance?

Having made a significant investment installing latest technology quality equipment, implementing a scheduled maintenance program is essential to protect your investment and ensure the continued safe and efficient operation of your steam plant for years to come.

Spirax Sarco, the world leaders in steam and industrial fluid control now offer a Scheduled Maintenance Program that provides guaranteed quality of service and promotes peace of mind in the knowledge that your steam and condensate system is in the best possible shape for continuous operation.

Program Benefits

Our existing scheduled maintenance program customers have already profited from the benefits to their plant and business that include:

- Improved control (pressure, temperature, level, humidity etc.)
- Reduced start up times

- Reduced emissions, environmental impact and carbon footprint
- Improved steam quality
- Reduced costly down time
- Reduced equipment cost of ownership
- Improved plant efficiency
- Improved maintenance budget planning
- Increased equipment life
- Maintenance staff released for other duties
- Improved personnel safety
- Technical training and factory support
- Reduced spares inventory
- Emergency call out(s)
- Priority booking of Spirax Sarco service engineers
- Peace of mind
- Steam trap survey (plus repair/replacement at Gold level)
- Customized program to fit specific needs
- Equipment maintained by experienced OEM trained service engineers
- Steam system assessment with recommended projects to improve plant performance and safety



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silver or gold?

The Program is available at Silver and Gold level, offering a comprehensive range of core maintenance procedures that are customizable dependent on equipment installed and customer preferences.

Silver Level includes one scheduled service call and one emergency service call a year, both to be conducted during regular business hours. The scope of work covered in the Silver program includes visual inspection, testing and operational verification of Spirax Sarco equipment and systems that include:

- Control valves and regulators
- Flowmetering systems
- Condensate management systems
- Heat exchange systems
- Clean steam generators
- Boiler controls
- Heat recovery systems
- Deaerators and feed tanks

Gold Level includes two scheduled service calls and two emergency service calls a year, all to be conducted during regular business hours. The scope of work covered by our Gold package includes all procedures covered at Silver level plus:

- Control valve and PRV rebuild as required
- Range verification/recalibration of secondary flow transmitters as required
- Pressure powered pump gasket replacement (annual)
- Citric acid flush of heat exchangers
- Heat exchanger water side flow verification (annual)
- Clean steam quality check (annual)
- Failed steam trap replacement (parts & labor - annual)
- Steam fundamentals training course at Spirax Sarco training center or customer's facility
- Steam system assessment – our engineers will identify areas in your existing plant where efficiency or safety improvements can be made (includes cost estimates and ROI)

Procedures covered by the Silver and Gold programs are listed in the following table. As standard, both are offered in 3 or 5 year spans but can be lengthened or shortened as appropriate. Contact your local Spirax Sarco representative to discuss the program and duration that meets your needs.





	SILVER	GOLD
CONTROLS, CONTROL VALVES & REGULATORS		
Visually inspect & verify performance	✓	✓
Labor to replace control valve stem seals as required		✓
Labor to rebuild PRV (spring, head & seat, diaphragm, pilot) as required		✓
FLOW MEASUREMENT EQUIPMENT		
Visually inspect for correct installation, confirm configuration and reconfigure as required	✓	✓
Blowdown impulse piping as required	✓	✓
Verify calibration of secondary transmitters (DP, P & T), recalibrate/replace as required		✓
Labor and parts to replace (annual) Turbine Flowmeter rotors		✓
CONDENSATE REMOVAL EQUIPMENT (Pressure Powered Pumps)		
Visually inspect and verify correct operation	✓	✓
Blowdown motive steam trap strainers	✓	✓
CONDENSATE REMOVAL EQUIPMENT (Automatic Pump Traps)		
Visually inspect and verify correct operation	✓	✓
Visually inspect mechanism and replace gasket (annual)		✓
HEAT EXCHANGE EQUIPMENT (Steam to Water)		
Visually inspect for external leaks and repair (labor) as necessary	✓	✓
Operational check - verification of setpoint temperature hold & safety shut-offs	✓	✓
Annual Citric Acid Flush of Heat Exchanger		✓
HEAT EXCHANGE EQUIPMENT (Steam to Clean Steam)		
Visually inspect for external leaks and repair (labor) as necessary	✓	✓
Operational check - verification of setpoint temperature hold & safety shut-offs	✓	✓
Perform (annual) clean steam quality check		✓
HEAT RECOVERY EQUIPMENT (Steam to Water)		
Visually inspect for external leaks and repair as necessary	✓	✓
Operational check and verification of dump to drain temperature	✓	✓
ADDITIONAL SERVICES		
Annual Steam Trap Survey with STMS Report	✓	✓
Annual Steam Trap Survey with STMS Report and Trap Replacement (Parts & Labor)		✓
Steam Fundamentals course OR On-site training (Account Executive & Service Technician)		✓
Energy Services Site Assessment with project estimates & ROI		✓
Flow verification of Heat Exchanger water side (clamp-on Ultrasonic)		✓
Emergency Service Calls (per year)	1	2

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steam trap survey included

Both Silver and Gold level programs include an annual steam trap survey utilizing Spirax Sarco's Steam Trap Monitoring Software (STMS). The survey report includes a full inventory of existing traps including duty, size, type, location, suitability and status. The report also contains budgetary cost for implementation of recommended repairs and replacements. The Gold program includes the repair and/or replacement (parts & labor) of all faulty traps identified during the survey.

Steam traps perform a vital role in removing condensate from the steam system, but being mechanical devices can and do fail over time. Irrespective of type or brand, a faulty steam trap is either a source for significant energy loss when failed open or a potential safety hazard when failed closed.

Steam system equipment including steam traps that are not regularly maintained can result in:

- Increased water, chemical treatment and effluent charges
- Wasted steam/energy
- Waterhammer – and the resultant danger to plant and personnel
- Increased fuel costs
- Higher emissions
- End product spoilage or rejection
- Poor quality (wet) steam
- Reduction in process performance and plant efficiency
- Interruption of utilities (heat, domestic hot water, humidification, air conditioning etc.)
- Increased maintenance requirements
- Costly emergency repairs



First for Steam Solutions

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