

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
BOILER - ELECTRIC, GAS, OIL

SITE AND BLDG #: NY023-206

MECHANIC SIGNATURE: *W. L. L.* DATE: 8/24/13
LOCATION/RM #: START TIME: 10:55 FINISH TIME: 11:30

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
NY023-206	190917	PMA19091	ATH		kn-2	61643724	1-pc Boiler	
NY023-206	-198	7198						
NY023-206	190917	PMA19091	ATH		kn-4	61643798	1-pc Boiler	
NY023-206	-199	7199						
NY023-206	190917	PMA19091	ATH		kn-5	61693717	1-pc Boiler	
NY023-206	-200	7200						
NY023-206	190917	PMA19091	ATH		kn-6	61643719	1-pc Boiler	
NY023-206	-201	7201						
NY023-206	190917	PMC19091	ATH		kn-2	61643724	1-pc Boiler	
NY023-206	-199	7199						
NY023-206	190917	PMC19091	ATH		kn-4	61643798	1-pc Boiler	
NY023-206	-200	7200						
NY023-206	190917	PMC19091	ATH		kn-5	61693717	1-pc Boiler	
NY023-206	-201	7201			kn-6	61643719	1-pc Boiler	

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES, ACTIONS (IF TASK COMPLETE IS CHECKED, PROVIDE EXPLANATION)	SPECIAL INSTRUCTIONS
		YES	NO		
1	In addition to the procedure(s) outlined in this standard, the equipment manufacturer's recommended maintenance procedure(s) and/or instruction(s) shall be strictly adhered to.	✓			
2	Verify that the annual inspections for the boiler have been satisfactorily performed.	✓			

3	Follow lock out/tag out procedures always. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work. Wear appropriate respirator, goggles, and gloves while in contact with hazardous materials.	✓	
4	All automatically and manually operated control devices provided for controlling operation and safety of the vessel, steam or water pressure, hot water temperature, combustion, and boiler water level shall be inspected under operating conditions.	✓	
5	All associated valves and piping, pressure and temperature indicating devices, metering, and recording devices, and all boiler auxiliaries shall be inspected under operating conditions.	✓	
6	Prepare boiler for internal inspection in the following manner:		
7	Fuel supply and ignition system shall be locked out.	✓	
8	Water shall be drawn off and water side thoroughly washed out.	✓	
9	Manhole and handhole plates, washout plugs, and inspection plugs in water column connections shall be removed.	✓	
10	The boiler shall be cooled and thoroughly cleaned.	✓	
11	All grates of internally fired boilers shall be removed.	✓	
12	Pressure gages shall be removed and tested.	✓	
13	Any leakage of steam or hot water into the boiler shall be prevented by disconnecting the pipe or valve at the most convenient point.	✓	

CHECK POINT	CHECKPOINT DESCRIPTION	TASK COMPLETE		NOTES, ACTIONS (IF TASK COMPLETE IS CHECKED, PROVIDE EXPLANATION)	SPECIAL INSTRUCTIONS
		YES	NO		
14	Before opening the manhole and entering any part of the boiler, the required steam or water system stop valves must be closed, tagged, and padlocked. All drain valves or cocks located between the two valves shall be opened.	✓			
15	Inspector will not enter boiler until satisfied that necessary safety precautions and pre-inspection preparations have been made.	✓			
16	If a boiler has not been properly prepared for an internal inspection, the inspector shall decline to make the inspection.	✓			
17	If materials to be worked on are known or suspected to contain asbestos, check the building's asbestos management plan to see if they have been removed.	✓			
18	Account for all tools, materials, and equipment before closing boiler.	✓			
19	Check boiler room for ventilation in accordance with the American Gas Association's requirements.	✓			
20	Check operation of all gas controls and valves including: manual gas shutoff; pilot gas regulator; safety shutoff valve (solenoid); automatic gas valve; pilot solenoid valve; butterfly gas valve, motor, and linkage to air louver; safety pilot solenoid (if used).	✓			
21	Draft regulators require slightly negative pressure in the combustion chamber at maximum input.	✓			
22	On forced draft burners, gas manifold pressure requirements should correspond with modulating (butterfly) valve in full open position and stable at all other firing rates.	✓			
23	Check burner for flashback and tight shutoff of fuel.	✓			
24	Check operation of automatic controls and combustion flame safeguards. Clean and adjust, if necessary.	✓			

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
BOILER - ELECTRIC, GAS, OIL

SITE AND BLDG #: NY129 BLDG 119

LOCATION/RM #: START TIME: 8:45 FINISH TIME: 9:45

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
NY129 119	149	7149	TEMBAY		KN-2	61637397	1-pc Boiler	
NY129 119	150	7150	TEMBAY		KN-3	61643737	1-pc Boiler	
NY129 119	149	7149	ACELAC		KN-2	1119327	2-pc Boiler	
NY129 119	151	7151	ACELAC					

1	In addition to the procedure(s) outlined in this standard, the equipment manufacturer's recommended maintenance procedure(s) and/or instruction(s) shall be strictly adhered to.	✓	
2	Verify that the annual inspections for the boiler have been satisfactorily performed.	✓	
3	Follow lock out/tag out procedures always. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work. Wear appropriate respirator, goggles, and gloves while in contact with hazardous materials.	✓	
4	All automatically and manually operated control devices provided for controlling operation and safety of the vessel, steam or water pressure, hot water temperature, combustion, and boiler water level shall be inspected under operating conditions.	✓	
5	All associated valves and piping, pressure and temperature indicating devices, metering, and recording devices, and all boiler auxiliaries shall be inspected under operating conditions.	✓	
6	Prepare boiler for internal inspection in the following manner:		
7	Fuel supply and ignition system shall be locked out.	✓	
8	Water shall be drawn off and water side thoroughly washed out.	✓	

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
BOILER - ELECTRIC, GAS, OIL

SITE AND BLDG #: NY29 BLDG 129

LOCATION/RM #: START TIME: 8:00 am FINISH TIME: 8:45

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
129	149	194E4157321	LEAF	LEAF	194E4157321	1-pc Boiler		
129	150	194E401857	LEAF	LEAF	194E401857	2-pc Boiler		

1	In addition to the procedure(s) outlined in this standard, the equipment manufacturer's recommended maintenance procedure(s) and/or instruction(s) shall be strictly adhered to.	✓	
2	Verify that the annual inspections for the boiler have been satisfactorily performed.	✓	
3	Follow lock out/tag out procedures always. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work. Wear appropriate respirator, goggles, and gloves while in contact with hazardous materials.	✓	
4	All automatically and manually operated control devices provided for controlling operation and safety of the vessel, steam or water pressure, hot water temperature, combustion, and boiler water level shall be inspected under operating conditions.	✓	
5	All associated valves and piping, pressure and temperature indicating devices, metering, and recording devices, and all boiler auxiliaries shall be inspected under operating conditions.	✓	
6	Prepare boiler for internal inspection in the following manner:		
7	Fuel supply and ignition system shall be locked out.	✓	
8	Water shall be drawn off and water side thoroughly washed out.	✓	

9	Manhole and handhole plates, washout plugs, and inspection plugs in water column connections shall be removed.	✓	
10	The boiler shall be cooled and thoroughly cleaned.	✓	
11	All grates of internally fired boilers shall be removed.	✓	
12	Pressure gauges shall be removed and tested.	✓	
13	Any leakage of steam or hot water into the boiler shall be prevented by disconnecting the pipe or valve at the most convenient point.	✓	

14	Before opening the manhole and entering any part of the boiler, the required steam or water system stop valves must be closed, tagged, and padlocked. All drain valves or cocks located between the two valves shall be opened.	✓	
15	Inspector will not enter boiler until satisfied that necessary safety precautions and pre-inspection preparations have been made.	✓	
16	If a boiler has not been properly prepared for an internal inspection, the inspector should decline to make the inspection.	✓	
17	If materials to be worked on are known or suspected to contain asbestos, check the building's asbestos management plan to see if they have been removed.	✓	
18	Account for all tools, materials, and equipment before closing boiler.	✓	
1	Check boiler room for ventilation in accordance with the American Gas Association (AGA) burner requirements.	✓	
2	Check operation of all gas controls and valves including: manual gas shutoff; pilot gas valve; safety shutoff valve (solenoid); automatic gas valve; pressure demand valve; butterfly gas valve, motor, and linkage to air louver; safety petal solenoid (if used.)	✓	
3	Check flue connections for tight joints and minimum resistance to air flow. (combustion chamber, flues, breasting, and chimney are clear before firing.)	✓	
4	Draft regulators require slightly negative pressure in the combustion chamber at maximum input.	✓	
5	On forced draft burners, gas manifold pressure requirements should correspond with modulating (butterfly) valve in full open position and stable at all other firing rates.	✓	
6	Check burner for flashback and tight shutoff of fuel.	✓	
7	Check operation of automatic controls and combustion flame safeguards. Clean and adjust, if necessary.	✓	

9	Manhole and handhole plates, washout plugs, and inspection plugs in water column connections shall be removed.	✓	
10	The boiler shall be cooled and thoroughly cleaned.	✓	
11	All grates of internally fired boilers shall be removed.	✓	
12	Pressure gauges shall be removed and tested.	✓	
13	Any leakage of steam or hot water into the boiler shall be prevented by disconnecting the pipe or valve at the most convenient point.	✓	

14	Before opening the manhole and entering any part of the boiler, the required steam or water system stop valves must be closed, tagged, and padlocked. All drain valves or cocks located between the two valves shall be opened.	✓	
15	Inspector will not enter boiler until satisfied that necessary safety precautions and pre-inspection preparations have been made.	✓	
16	If a boiler has not been properly prepared for an internal inspection, the inspector should decline to make the inspection.	✓	
17	If materials to be worked on are known or suspected to contain asbestos, check the building's asbestos management plan to see if they have been removed.	✓	
18	Account for all tools, materials, and equipment before closing boiler.	✓	
1	Check boiler room for ventilation in accordance with the American Gas Association (AGA) burner requirements.	✓	
2	Check operation of all gas controls and valves including: manual gas shutoff; pilot gas valve; safety shutoff valve (solenoid); automatic gas valve; pressure demand valve; butterfly gas valve, motor, and linkage to air louver; safety petal solenoid (if used.)	✓	
3	Check flue connections for tight joints and minimum resistance to air flow. (combustion chamber, flues, breasting, and chimney are clear before firing.)	✓	
4	Draft regulators require slightly negative pressure in the combustion chamber at maximum input.	✓	
5	On forced draft burners, gas manifold pressure requirements should correspond with modulating (butterfly) valve in full open position and stable at all other firing rates.	✓	
6	Check burner for flashback and tight shutoff of fuel.	✓	
7	Check operation of automatic controls and combustion flame safeguards. Clean and adjust, if necessary.	✓	

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
BOILER - ELECTRIC, GAS, OIL

SITE AND BLDG #: NY23 BLDG 123

MECHANIC SIGNATURE: *Kelvin*

DATE: 8/24/13

LOCATION/RM #:

START TIME: 9:45

FINISH TIME: 10:30

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
NY23-123	9350	TREND	GOPS16001G1	582Y7	Boiler #2			
NY23-123	9349	TREND	GOPS16002G1	582Y6	Boiler #1			

1	In addition to the procedure(s) outlined in this standard, the equipment manufacturer's recommended maintenance procedure(s) and/or instruction(s) shall be strictly adhered to.	✓
2	Verify that the annual inspections for the boiler have been satisfactorily performed.	✓
3	Follow lock out/tag out procedures always. De-energize or discharge all hydraulic, electrical, mechanical, or thermal energy prior to beginning work. Wear appropriate respirator, goggles, and gloves while in contact with hazardous materials.	✓
4	All automatically and manually operated control devices provided for controlling operation and safety of the vessel, steam or water pressure, hot water temperature, combustion, and boiler water level shall be inspected under operating conditions.	✓
5	All associated valves and piping, pressure and temperature indicating devices, recording, and recording devices, and all boiler auxiliaries shall be inspected under operating conditions.	✓
6	Prepare boiler for internal inspection in the following manner:	✓
7	Fuel supply and ignition system shall be locked out.	✓
8	Water shall be drawn off and water side thoroughly washed out.	✓