

Ons

PM CHECKLIST				
ACAV SERVICES				
NY 58				
ITEM		YES	NO	COMMENTS NOTES
	J-06 FUEL OIL BOOSTER PUMP			
	ONNTEC EPL21LU3			
1	CHECKN FOR LEAKS	✓		
2	REMOVE AND CLAEN FILTER	✓		
3	REAASMBLE AND CHECK FOR OPERTAION	✓		
TECHNICIAN	Bob Graham			
DATE	8/14/23			

MTW BLD

[illegible]

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST BOILER - ELECTRIC, GAS, OIL

SITE AND BLDG #: Boiler room Bldg 200

MECHANIC
SIGNATURE: [Signature]

LOCATION/RM #: MANN BKDS

DATE: 8/14/23

START TIME: 12:30

FINISH TIME: 1:30

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
Boiler room		10773		Skunt Fin	TR-70C	10003354	Boiler	Boiler room

Task		Completed		Remarks	
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.		n/a		
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.	n/a		
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.	✓		

ITEM NO.	DESCRIPTION	TEST RESULTS		REMARKS
		TEST	RESULT	
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.	n/a		
15	Inspector will not enter boiler until notified that necessary safety precautions and pre-inspection preparations have been made.	n/a		
16	If a boiler has not been properly prepared for an internal inspection, the inspector should decline to make the inspection.	n/a		
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	n/a		
18	Account for all tools, materials, and equipment before closing boiler.	n/a		
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; petal gas regulator; safety shutoff valve (solenoid); automatic gas valve; petal solenoid 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, bracing, and chimney are clear before firing.)	✓		Needs replaced
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.	n/a		
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.	n/a		

8	Replace fusible plugs, if applicable.	n/a		
9	Operation and adjustments should conform with manufacturer's instructions.	✓		

Note: The technician shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) per PM occurrence. For any deficiencies found exceeding \$250 open a corrective maintenance (CM) ticket and include the Asset #, WO #, photos, and a detailed description of the deficiency. To be performed by: HVAC Technician Additional Notes:

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
BOILER - ELECTRIC, GAS, OIL

SITE AND BLDG #: Boiler room Bldg 200

LOCATION/RM #: MATT BUNG NE57

MECHANIC SIGNATURE: [Signature]

DATE: 8/14/23

START TIME: 2:30

FINISH TIME: 3:30

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
Boiler room		10275		Slant fin	TR-70C	10003356	Boiler	Boiler room

Inspection Item		Inspected	Signature	Date
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.	✓	n/a	
6	Prepare boiler for internal inspection in the following manner:	✓		
7	Fuel supply and ignition system shall be locked out.	✓		
8	Water shall be down off and water side thoroughly washed out.	✓		

9	Manhole and handhole plates, washout plugs, and inspection plugs in water column connections shall be removed.	n/a		
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.	✓		

Item No.	Description	Inspection Results		Remarks
		Pass/Fail	Notes	
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.	n/a		
15	Inspector will not enter boiler until satisfied that necessary safety precautions and pre-inspection preparations have been made.	n/a		
16	If a boiler has not been properly prepared for an internal inspection, the inspector should decline to make the inspection.	n/a		
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	n/a		
18	Account for all tools, materials, and equipment before closing boiler.	n/a		
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; petal gas regulator; safety shutoff valve (solenoid); automatic gas valve; petal solenoid valve; butterfly gas valve, motor, and linkage to air fouwer; safety petal solenoid (if used.)	✓		
3	Check flue connections for tight joints and minimum resistance to air flow. (combustion chamber, flues, breeching, and chimney are clear before firing.)	✓		
4	Draft regulators require slightly negative pressure in the combustion chamber at maximum input.	✓		needs replace
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.	n/a		
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.	n/a		

8	Replace fusible plugs, if applicable.	N/A		
9	Operation and adjustments should conform with manufacturer's instructions.	✓		

Note: The technician shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) per PM occurrence. For any deficiencies found exceeding \$250 open a corrective maintenance (CM) ticket and include the Asset #, WO #, photos, and a detailed description of the deficiency. To be performed by: HVAC Technician Additional Notes:

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
BOILER - ELECTRIC, GAS, OIL

SITE AND BLDG #: Boiler room Bldg 200

LOCATION/RM #: MAIN BLDG

MECHANIC SIGNATURE: [Signature]

DATE: 8/14/23

START TIME: 10:30

FINISH TIME: 11:30

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
Boiler room		NY 055-14 10271		Slant Fin	TR-70 WV	1203298	Boiler	Boiler room

ITEM #	DESCRIPTION	COMPL. DATE	INITIALS
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.	✗	N/A
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.	n/a		
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.	✓		

Item	Description	Pass/Fail	Notes	Inspector
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.	n/a		
15	Inspector will not enter boiler until satisfied that necessary safety precautions and pre-inspection preparations have been made.	n/a		
16	If a boiler has not been properly prepared for an internal inspection, the inspector should decline to make the inspection.	n/a		
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	n/a		
18	Account for all tools, materials, and equipment before closing boiler.	n/a		
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; petal gas regulator; safety shutoff valve (solenoid), automatic gas valve; petal solenoid 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, breaching, and chimney are clear before firing.)	✓		
4	Draft regulators require slightly negative pressure in the combustion chamber at maximum input.	✓	needs replace	
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.	n/a		
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.	n/a		

8	Replace fusible plugs, if applicable.			
9	Operation and adjustments should conform with manufacturer's instructions.	n/a ✓		

Note: The technician shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) per PM occurrence. For any deficiencies found exceeding \$250 open a corrective maintenance (CM) ticket and include the Asset #, WO #, photos, and a detailed description of the deficiency. To be performed by: HVAC Technician Additional Notes:

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST BOILER - ELECTRIC, GAS, OIL

SITE AND BLDG #: Boiler room Bldg 200

MECHANIC
SIGNATURE: [Signature]

LOCATION/RM #: MARA BLN

DATE: 8/14/23

START TIME: 1:30

FINISH TIME: 2:30

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
Boiler room		10274		Slant Fin	TR-70C	T2003355	Boiler	Boiler room

Inspection Item		Inspected	Signature	Date
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.	✓	n/a	
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.	n/a		
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.	✓		

Item No.	Description	Inspector's Initials	Inspector's Signature	Inspector's Title
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.	n/a		
15	Inspector will not enter boiler until satisfied that necessary safety precautions and pre-inspection preparations have been made.	n/a		
16	If a boiler has not been properly prepared for an internal inspection, the inspector should decline to make the inspection.	n/a		
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	n/a		
18	Account for all tools, materials, and equipment before closing boiler.	n/a		
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; petal gas regulator; safety shutoff valve (solenoid); automatic gas valve; petal solenoid valve; butterfly gas valve, motor, and linkage to air faucon; safety petal solenoid (if used.)	✓		
3	Check flue connections for tight joints and minimum resistance to air flow. (combustion chamber, flues, breaching, and chimney are clear before firing.)	✓		
4	Draft regulators require slightly negative pressure in the combustion chamber at maximum input.	✓		Needs replace
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.	n/a		
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.	n/a		

8	Replace fusible plugs, if applicable.			
9	Operation and adjustments should conform with manufacturer's instructions.	OK		

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PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST **BOILER - ELECTRIC, GAS, OIL**

SITE AND BLDG #: Boiler room Bldg 200

MECHANIC SIGNATURE: [Signature]

DATE: 8/14/23

LOCATION/RM #: MANN BLNS

START TIME: 11:30

FINISH TIME: 12:30

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
Boiler room		10272		Slant Fin	TR-70WC	180457	Boiler	Boiler room

No.	Description	Inspected		Remarks
		By	Date	
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:		n/a	
7	Fuel supply and ignition system shall be locked out.	✓		
8	Water shall be drained off and water side thoroughly washed out.	✓		

9	Manhole and handhole plates, washout plugs, and inspection plugs in water column connections shall be removed.	n/a		
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.	✓		

ITEM NO.	DESCRIPTION	REMARKS		DATE
		STATUS	REMARKS	
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.	n/a		
15	Inspector will not enter boiler until satisfied that necessary safety precautions and pre-inspection preparations have been made.	n/a		
16	If a boiler has not been properly prepared for an internal inspection, the inspector should decline to make the inspection.	n/a		
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	n/a		
18	Account for all tools, materials, and equipment before closing boiler.	n/a		
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 regulator; safety shutoff valve (solenoid); automatic gas valve; pilot solenoid valve; butterfly gas valve, motor, and linkage to air diverter; safety pilot solenoid (if used.)	✓		
3	Check flue connections for tight joints and minimum resistance to air flow. (combustion chamber, flues, breaching, 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.	n/a		
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.	n/a		

needs replace

8	Replace fusible plugs, if applicable.	n/a		
9	Operation and adjustments should conform with manufacturer's instructions.	✓		

Note: The technician shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) per PM occurrence. For any deficiencies found exceeding \$250 open a corrective maintenance (CM) ticket and include the Asset #, WO #, photos, and a detailed description of the deficiency. To be performed by: HVAC Technician Additional Notes:

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST **BOILER - ELECTRIC, GAS, OIL**

SITE AND BLDG #: NY58 DMS

MECHANIC SIGNATURE: Baldwin

DATE: 8/14/23

LOCATION/RM #: Mechanics Shop

START TIME: 8:00 am

FINISH TIME: 9:00 am

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
		NY058-002	2	Slant Fin	TR-70WV	1367719	Boiler	Boiler room

Item #	Inspection Item	Inspected	Signature	Date
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.	n/a		
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.	n/a		
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.	✓		

ITEM NO.	DESCRIPTION	TESTING		REMARKS
		DATE	BY	
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.	n/a		
15	Inspector will not enter boiler until satisfied that necessary safety precautions and pre-inspection preparations have been made.	n/a		
16	If a boiler has not been properly prepared for an internal inspection, the inspector should decline to make the inspection.	n/a		
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	n/a		
18	Account for all tools, materials, and equipment before closing boiler	n/a		
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; petal gas regulator; safety shutoff valve (solenoid); automatic gas valve; petal solenoid valve; butterfly gas valve; motor, and linkage to air blower; safety petal solenoid (if used).)	✓		
3	Check flue connections for tight joints and minimum resistance to air flow. (combustion chamber, flues, breeching, and chimney are clear before firing.)	✓		needs replace
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.	n/a		
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.	n/a		

8	Replace fusible plugs, if applicable.			
9	Operation and adjustments should conform with manufacturer's instructions.	n/a		
		✓		

Note: The technician shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) per PM occurrence. For any deficiencies found exceeding \$250 open a corrective maintenance (CM) ticket and include the Asset #, WO #, photos, and a detailed description of the deficiency. To be performed by: HVAC Technician Additional Notes:

PREVENTATIVE MAINTENANCE PROGRAM CHECKLIST
BOILER - ELECTRIC, GAS, OIL

SITE AND BLDG #:

NY 58 DMR

MECHANIC

SIGNATURE:

Blw slw

DATE:

8/14/23

LOCATION/RM #:

Mechanics Shop

START TIME:

9:00 am

FINISH TIME:

10:00 am

Site Location	WO #	Asset #	PM #	Manufacturer	Model Number	Serial #	Asset Description	Asset Location
		<u>NY058-101</u>	<u>1</u>	<u>Slant Fin</u>	<u>TR-70WU</u>	<u>1367720</u>	<u>Boiler</u>	<u>Boiler room</u>

CHECKED BY		DATE		TIME	
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.	n/a		
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.	✓		

Item	Description	Inspection		Remarks
		Visual	Test	
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.	n/a		
15	Inspector will not enter boiler until satisfied that necessary safety precautions and pre-inspection preparations have been made.	n/a		
16	If a boiler has not been properly prepared for an internal inspection, the inspector should decline to make the inspection.	n/a		
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	n/a		
18	Account for all tools, materials, and equipment before closing boiler.	n/a		
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 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.)	✓		
3	Check flue connections for tight joints and minimum resistance to air flow. (combustion chamber, flues, breeching, and chimney are clear before firing.)	✓		
4	Draft regulators require slightly negative pressure in the combustion chamber at maximum input.	✓		needs replace
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.	n/a		
6	Check burner for flashback and high shutoff of fuel.	✓		
7	Check operation of automatic controls and combustion flame safeguards. Clean and adjust, if necessary.	n/a		

8	Replace fusible plugs, if applicable.	n/a		
9	Operation and adjustments should conform with manufacturer's instructions.	✓		

Note: The technician shall perform any repairs identified during PM up to \$250 (direct labor and direct material cost) per PM occurrence. For any deficiencies found exceeding \$250 open a corrective maintenance (CM) ticket and include the Asset #, WO #, photos, and a detailed description of the deficiency. To be performed by: HVAC Technician **Additional Notes:**