

MAINTENANCE SERVICES

PREVENTIVE MAINTENANCE: PIPEFITTER

WESTERN MICHIGAN UNIVERSITY



Description	Shift	Frequency	Area
1. Bag Filters – Hydronic System <i>Replace bag filters as required</i>	2,3	2 Months	AE/GF
2. Corrosion Inhibitor – Hydronic System <i>Test inhibitor system, add corrosion inhibitor if required</i>	2,3	2 Weeks	AE/GF
3. Domestic Hot Water (Steam) Storage <i>Pull bundle and acidize, clean storage tanks</i>	1,2,3	3-5 Years	AE/GF
4. Domestic Hot Water – Instantaneous <i>Clean, acidize, check operation of PRV steam feed</i>	1	6 Months	Lawson, Valley 1
5. Heat Exchangers – Hydronic Heating <i>Acidize, regasket header, check for plugged tubes</i>	1,2,3	5 Years	AE/GF
6. Hydronic System Check – Operating Season <i>Inspect expansion tanks, check static pressure setting and status of system</i>	2,3	2 Weeks	AE/GF
7. Hydronic System Check – Pre-Operating Season <i>Pressurize system, bleed excess air, check for leaks, set expansion tanks</i>	2,3	1 Year	AE/GF
8. Steam Turn On <i>Valve out steam feed to building and power down solenoid, reverse procedure during fall</i>	1	Yearly	AE
9. Steam Humidifiers <i>Clean tubes and acidize basin, probes, check controls</i>	1	1 Year	Haenicke
10. Steam Traps <i>Testing, repairs of all traps on campus</i>	1	1 Year	AE/GF