

# Boiler Health Tip Sheet

## Ensure You're Compliant and Position Yourself for Success



Like changing the oil in your favorite sports car every 3,000 miles, boilers require annual maintenance. No matter the life expectancy of your boiler system, wear and tear will interfere with the performance of your equipment.

Unfortunately, many companies are reactive and wait for something to malfunction before attending to their boilers. While it may seem like an added expense, preventative maintenance practices could reduce boiler emergencies, costs, and moreover, increase the lifetime value of your equipment.

The best way to prepare for annual inspections and prevent costly emergency calls is to develop and use an effective maintenance plan performed by a qualified service technician. The National Board of Boiler and Pressure Vessel Inspectors recommends including the following checks in your maintenance plans:

### DAILY

- Blow down and test low water cutoffs of steam boilers (once per shift for high pressure)
- Blow down gage glasses (steam)
- Blow down make up feeder (low pressure steam)
- Blow down boiler (steam)
- Check boiler control linkage
- Check boiler and system for leaks
- Check burner flame

### WEEKLY

- Check compressor(s) lubricating oil level (control and atomizing)
- Check flame signal strength for both pilot and main flame, and record readings
- Check flame failure cutoff and timing
- Check pilot and main flame fuel shutoff valve closing
- Check ignitor and burner operation
- Check level in chemical treatment tank

### MONTHLY

- Check compressor(s) air filter, and clean or replace as required
- Check boiler water treatment test results received from treatment company, adjust treatment as required
- Lubricate motor and equipment bearings
- Test fan and air pressure interlocks
- Check main burner fuel safety shutoff valves for leakage
- Check low fire start interlock
- Check high pressure/temperature interlocks
- Test low water cutoffs (hot water)
- For oil -- test pressure and temperature interlocks
- For gas -- test high and low gas pressure interlocks
- Manually lift safety/safety relief valves and check operation

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YEARS SERVING  
YOUR AREA



## SEMIANNUALLY

- Inspect burner components
- Check flame failure system components
- Check piping and wiring of all interlocks and shutoff valves
- Recalibrate all indicating and recording gages and instruments
- Perform a slow drain test for low water cutoffs (steam)
- Check combustion control system
- For oil -- check atomizers and strainers
- Test boiler safety/safety relief valves in accordance with ASME Boiler and Pressure Vessel Code, Sections VI and VII

## ANNUALLY

- Perform the SEMIANNUAL maintenance procedures
- Check all equipment coils and diaphragms
- Perform a pilot turndown test
- Recondition or replace low water cutoff
- For gas -- check drip leg and gas strainer
- Clean boiler firesides
- Drain boiler, open manholes and hand holes, and clean watersides
- Have boiler inspected by a commissioned inspector
- Clean burner and gans
- Replace gaskets
- Leak-test all fuel valves
- Test operation of all controls and safety devices
- Have fuel-burning system adjusted using combustion test instruments

After each period you should make a record of all maintenance and parts replacement in your maintenance log. Specific details vary depending on manufacturer recommendations, ASME boiler and pressure vessel code requirements, and type boiler.

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We'd like to see you pass your annual boiler inspection. In fact, we can help ensure you're compliant and position yourself for a successful inspection. We have the expertise and the code-compliance knowledge to inspect, repair, and ensure your boiler is up to code before your next boiler inspection. As an added advantage to you, and as part of our inspection services, we include a burner combustion analysis and tuning to increase your boiler's efficiency.

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