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Preseason tips for top performance of your condensate unit

Summer is coming to an end and the heating season is just around the corner. Getting an early start to ensure your steam system is in good shape is critical. Of course, the first thoughts that come to mind about maintaining a steam system are the steam boiler controls, vents and traps. While B&G can help with this equipment, don't forget about the condensate handling equipment and pumps that return hot and treated condensate back to the boiler. They save the owner significant dollars in fuel, water, chemical, disposal and system maintenance costs.

To avoid unpleasant surprises with non-working condensate handling equipment, it is recommended that they are tested prior to the heating season. In general, it is best to check the unit's operation by:

- Filling the tank without pressurizing it, and checking for leaks from the body, or around any gaskets.
- Check inlet basket strainer if furnished and clean it if needed.
- Testing the pumps for proper operation. Things to look at are direction of rotation, proper capacity, any leakages. Do not run the pumps dry.
- Testing the controls. Pump or safety controls are primarily float switches and their travel and operation may be checked by an external lever on the item.
- Taking a look at the wiring and the control panel is also recommended - any loose connections that need to be fixed and perhaps a fuse needs to be replaced, or just added to the inventory of spare parts.
- Check your spare parts inventory. Keeping a seal and gasket kit, or a float switch, on the shelf, can go a long way.
- Consider upgrading the unit if its operation is now more critical for the facility. Adding a second pump, isolation valves and power control switching relay will provide back-up and more flexibility.
- Last but not least, if a more significant issue is found on time, and it requires a complete pump or unit replacement, B&G can work on a solution before the season has started.

While doing the checks and tests, it is important to follow the manuals and proper safety practices. Another good idea is to contact a B&G Rep for assistance. Being proactive and stocking critical parts will provide you peace of mind and make sure you aren't left out in the cold.

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