

SteamTeam®

Bell & Gossett®
McDonnell & Miller®

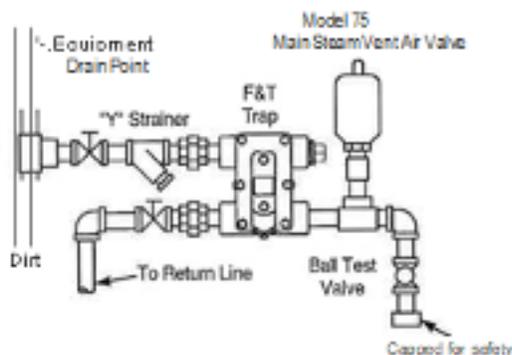
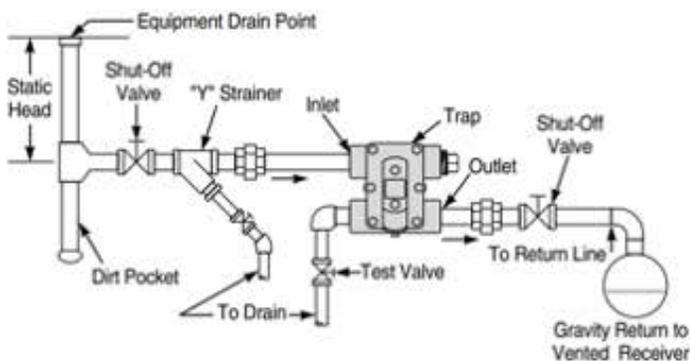
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Why Choose a Hoffman F&T Trap?

Float and thermostatic (F&T) traps have an important role in distributing steam throughout a system. They allow air to pass through into a return line allowing steam to flow properly throughout the system. Air in a steam line will prevent steam from entering the line causing increased energy consumption and lower heat output.

Once the air the system, the F&T trap will close against the steam allowing it to pass the steam's latent heat to the system. As condensate builds up, the trap will quickly open allowing the condensate to drain before closing again.

These traps setup the high and low pressure sides of the system that allow steam to flow. When traps fail, allowing steam to enter a part of the system it doesn't belong, they can cause water hammer in the system damaging components and preventing proper steam distribution.



Because F&T Traps open based on water level and not temperature, using a thermometer to check whether an F&T trap is operating properly poses its own challenge. Condensate exiting an F&T trap can be the same temperature as the steam when it enters the trap.

A best practice for checking whether an F&T Trap is operating properly is to open a valve downstream of the trap's discharge and check what is coming out. When your F&T trap is operating properly you will find a combination of flash steam and condensate. If the trap has failed you will usually find "live" steam and very little condensate.

It has been our best practice to produce our valves with two inlets and two outlets to be sure we provide options for the end user to utilize our traps in their steam system. You will always have a discharge port left over after piping is complete but this outlet can be utilized to test the trap. By adding a nipple and valve to the extra port you can test the trap as necessary with ease. As a safety precaution, be sure to put a plug in the outlet of the valve. This will ensure that, were the valve to be opened accidentally when not used for testing, no one gets injured.

Since these traps don't vent air to the atmosphere but simply pass it through the line, usually to a vented condensate receiver, the left over port is also a great place to add a main vent. If there's a location where

the return line drops below the inlet of the receiver the piping will form a water leg and prevent air from venting. By using the left over port for a steam vent, you can vent right at the trap allowing the steam to quickly move throughout the system.

To make our traps even more reliable we use our Dura-Stat in our F&T Bear Traps®. These traps were tested through over 10 million cycles, resisting water hammer, without a failure. By providing all stainless steel internals and a wide range of capacities we ensure we not only have the trap you need but the most reliable trap as well. In many cases our traps exceed the

ratings of those offered by our main competitors. Our traps will also work as direct replacements for some competitors' traps.

Why choose a Hoffman F&T Bear Trap®? We've been designing our traps to be the most versatile and reliable for years. You'll be able to take advantage of our traps' features while your customers enjoy the added benefits. Click to [learn more about the Bear Trap](#).

Mathew Scaletta
Product Specialist - Steam Products

Connecting to your BMS

A building management system (BMS) allows a building manager to monitor and control all the systems in their building or campus from a single interface and is most often applied in larger buildings with HVAC, mechanical, and electrical systems similar to the Domestic Condensate packages we provide. Our Domestic Condensate return units feature control panels that allow monitoring of your unit and system from your BMS to achieve your desired connection.

For example, sometimes the monitoring of pump status (on/off) is needed and in order to add this option you must include auxiliary contacts to the starters, which are available as a panel option and these contacts can later be connected to the BMS in the field. You can also an alarm with or without the silencing relay, and the alarm pilot light. Sometimes the need for a BMS connection is requested by our customers and the two options that Xylem can offer include the option to add an alarm allowing you to monitor your pump distantly with an optional additional terminal strip (ATS).

These two options work together with the high level float switch which triggers the alarm, alerting the user of the status of their unit's water levels. To be able to see the alarm remotely, the end user must include the ATS option and you can contact your local Bell & Gossett (B&G) representative for pricing. The ATS panel option, which is an additional set of contacts, can be wired to the BMS to give you the ability to see your alarm remotely. Depending on your panel configuration, an electrician may add additional alarm terminals for distant annunciation per wiring diagram 1DW041; please contact your local B&G representative to get this wiring diagram. Wiring our units to your BMS system allows early detection of problems in your system, intelligent reporting, and effective monitoring.



The ATS is a very useful option and is yet another solution Xylem offers to help effectively manage your unit and system. Our Domestic Condensate return units are equipped with control panels that will aid in monitoring your unit and system for you, all while working with your building management system to make sure your system and unit are always being monitored.

You can work with your local B&G representative to have the ATS capability added to your system and you can [find your local rep here](#).

Product Management Team - Steam Products

Xylem |'zīləm|

- 1) The tissue in plants that brings water upward from the roots;
- 2) a leading global water technology company.

We're a global team unified in a common purpose: creating advanced technology solutions to the world's water challenges. Developing new technologies that will improve the way water is used, conserved, and re-used in the future is central to our work. Our products and services move, treat, analyze, monitor and return water to the environment, in public utility, industrial, residential and commercial building services settings. Xylem also provides a leading portfolio of smart metering, network technologies and advanced analytics solutions for water, electric and gas utilities. In more than 150 countries, we have strong, long-standing relationships with customers who know us for our powerful combination of leading product brands and applications expertise with a strong focus on developing comprehensive, sustainable solutions.

For more information on how Xylem can help you, go to www.xylem.com



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