

# BOILER MAINTENANCE AND SERVICE

To ensure energy efficiency of your commercial boiler, as well as prevent interruption of service, it's imperative to regularly conduct preventive maintenance (PM) checks. Depending on the type of boiler and brand there are different types of audits, maintenance and tuning of certain items that should be done. It is best to follow each manufacturer's specific recommendations. **Some of the more common checks include:**

## COMMON BOILER CHECKS:

- Check and test low and high gas pressure safeties
- Inspect and clean all burners of any modulating-condensing boilers
- Inspect all manhole gaskets for leaks
- Inspect all refractory systems
- Inspect and test all safety valves
- Clean and rebuild low water cut-off
- Recalibrate all operating controls
- Inspect and tighten electrical terminals
- Inspect all flue chimneys and examine the flue gasses
- Tune boiler for optimal boiler efficiency
- Examination of all flame-sensing rods, spark rods to ensure they are properly gapped
- Check all fans and blowers for building of dirt
- Check all electrical connections
- Check block valves and bleed valves for any leaks
- Monitor oxygen, carbon monoxide and carbon dioxide levels
- Winter start-up



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