

15520S01 - Condensate Systems

INFORMATION:

Steam is generated for the Medical Center at the Heating and Cooling Plant. When the steam condenses, the condensate is metered before it is returned to the H/C Plant. The volume of condensate pumped is equal to the steam used in our facilities. Condensate should never be bypassed to a drain or in some way diverted around the meters except for maintenance and repairs.

POLICY:

All condensate systems shall be kept in good repair and maintained to a high standard. This includes but is not limited to pumps, receivers, traps, meters, and related piping.

PROCEDURES:

1. Condensate meters will be read each month by the Superintendent of Maintenance and recorded for each Medical Center Building using steam. If there is no meter activity since the last reading, this will be reported to the Manager of Maintenance.
2. The meter readings will be forwarded each month to the Campus Utility Manager for use in billing of steam consumed.
3. Inoperative or defective meters shall be repaired immediately to ensure accurate measurement of the condensate.
4. Condensate pumps shall be repaired whenever necessary to eliminate leaks or loss of condensate. On duplex systems the pumps shall alternate in sequence. If it is necessary to dump condensate to the drain, the Campus Manager of Utilities and the Manager of Maintenance will be notified immediately.
5. Preventive maintenance shall be done according to the schedule in the database and a record maintained of any repairs made.