LOUIS STOKES VA MEDICAL CENTER, CLEVELAND

STEAM TRAP MONITORING SYSTEM, INSULATION AND PIPING UPGRADES

STEAM TRAP TAG NO.	LOCATION	TRAP DRAWING REFERENCE NO. LOCATION	AREA	TRAP TYPE	ELEV. AFF	TRAP MODEL, MFG. & PIPE SIZE	P IN	EQUIPMENT SERVED	COND	REMARKS	NO WORK REQUIRED	① TRAP MONITOR	② TRAP REPLACE/ REPAIR	③ REMOVE TRAP & PIPING	④ REPAIR STEAM/ CONDENSATE LEAK	⑤ COLD STEAM TRAP	⑥ REPLACE COPPER PIPE & UNIONS	⑦ SERVICE VACUUM BREAKERS	⑧ STRAINER	⑨ REPIPE ELEVATED CONDENSATE PIPE	⑩ RELOCATE TRAPS TO OUTSIDE AHUS	⑪ REMOVABLE INSULATION JACKETS	⑫ HARD PIPE INSULATION	⑬ MISC.
371	BASEMENT NEXT TO SHELL SPACE LABORATORY #K-16 EQUIPMENT ROOM	3-B-1	1	B	11	3/4" SPIRAX FT-15	10	STEAM MAIN DRIP	CO	STEAM TRAP IS OK. (NEW TRAP) WHEN WORN, REPAIR STEAM TRAP WITH SPIRAX #80004 REPAIR KIT. INSPECTED 8/1/12.	X													
372	BOILER ROOM FUEL TANK ROOM UNIT HEATER SOUTH OF TANK #2	3-B-1	1	F	14	3/4" SPIRAX FT-30	10M	UNIT HEATER	CP	STEAM TRAP IS COLD, SHOULD BE HOT (NEW TRAP). INSPECT CONTROL VALVE. IF REQUIRED, REPAIR STEAM TRAP WITH TUNSTALL #1FP-SA-30 FACE PLATE REPAIR KIT. ELEVATED CONDENSATE 48". NO VACUUM BREAKER WITH MODULATED CONTROL, SHOULD INSTALL TUNSTALL VB-3/4 STEAM SERVICE VACUUM BREAKER AT COIL OUTLET. INSPECTED 8/7/12.			X			X		X		X					
373	BOILER ROOM FUEL TANK ROOM UNIT HEATER NORTH OF TANK #2 N.E. CORNER	3-B-1	1	F	14	3/4" SPIRAX FT-30	10M	UNIT HEATER	OK	STEAM TRAP OK. WHEN WORN, REPAIR STEAM TRAP WITH TUNSTALL #1FP-SA-30 FACE PLATE REPAIR KIT. ELEVATED CONDENSATE 48". NO VACUUM BREAKER WITH MODULATED CONTROL, SHOULD INSTALL TUNSTALL VB-3/4 STEAM SERVICE VACUUM BREAKER AT COIL OUTLET. INSPECTED 8/7/12.								X		X					
374	BOILER ROOM FUEL TANK ROOM UNIT HEATER NORTH OF TANK #6	3-B-1	1	F	14	3/4" SPIRAX FT-30	10M	UNIT HEATER	OK	STEAM TRAP OK. WHEN WORN, REPAIR STEAM TRAP WITH TUNSTALL #1FP-SA-30 FACE PLATE REPAIR KIT. ELEVATED CONDENSATE 48". NO VACUUM BREAKER WITH MODULATED CONTROL, SHOULD INSTALL TUNSTALL VB-3/4 STEAM SERVICE VACUUM BREAKER AT COIL OUTLET. INSPECTED 8/7/12.								X		X					
375	BOILER ROOM FUEL TANK ROOM O.E.M. DRIP NORTH OF TANK #1	3-B-1	1	F	12	3/4" SPIRAX FT-15	10	STEAM MAIN DRIP	OK	STEAM TRAP OK. WHEN WORN, REPAIR STEAM TRAP WITH TUNSTALL #1FP-SA-15 FACE PLATE REPAIR KIT. FOUND VALVED-OFF. INSPECTED 8/7/12.	X													
376	BOILER ROOM FUEL TANK ROOM UNIT HEATER SOUTH OF TANK #1	3-B-1	1	F	14	3/4" SPIRAX FT-125	10M	UNIT HEATER	OK	STEAM TRAP IS OK. WHEN WORN, REPAIR STEAM TRAP WITH TUNSTALL #1FP-SA-125 FACE PLATE REPAIR KIT. ELEVATED CONDENSATE 48". NO VACUUM BREAKER WITH MODULATED CONTROL. SHOULD INSTALL TUNSTALL VB-3/4 STEAM SERVICE VACUUM BREAKER. INSPECTED 8/7/12.								X		X					
377	GROUND LEVEL BOILER ROOM WATER HEATER #1 SUPPLY DRIP	3-1-1	1	B	4	3/4" SPIRAX B1H-15	55	STEAM MAIN DRIP	OK	STEAM TRAP IS OK. (NEW TRAP) WHEN WORN, REPAIR STEAM TRAP WITH SPIRAX #80004 REPAIR KIT. INSPECTED 8/8/12.		X												
378	GROUND LEVEL BOILER ROOM WATER HEATER #1 HEAT EXCHANGER	3-1-1	1	O	3	2" ORIFICE TRAP	15M	HEAT EXCHANGER	BT/LK	REPLACE ORIFICE TRAP WITH TUNSTALL 2" TA-FT8-15 FLOAT & THERMOSTATIC STEAM TRAP. 1/2" STEAM SERVICE VACUUM BREAKER LEAKS, REPLACE WITH TUNSTALL VB-1/2 STEAM SERVICE VACUUM BREAKER. INSPECTED 8/7/12.			X		X			X				X		
379	GROUND LEVEL BOILER ROOM WATER HEATER #2 HEAT EXCHANGER	3-1-1	1	O	3	2" ORIFICE TRAP	15M	HEAT EXCHANGER	CO	STEAM TRAP COLD OUT OF SERVICE, IF REQUIRED, REPLACE ORIFICE TRAP WITH TUNSTALL 2" TA-FT8-15 FLOAT & THERMOSTATIC STEAM TRAP AND REPLACE 1/2" VACUUM BREAKER WITH TUNSTALL VB-1/2 STEAM SERVICE VACUUM BREAKER. INSPECTED 8/7/12.			X					X						
380	GROUND LEVEL BOILER ROOM WATER HEATER #2 SUPPLY DRIP	3-1-1	1	D	4	REMOVED	55	STEAM MAIN DRIP	CO	STEAM TRAP REMOVED, DISCONNECTED. INSPECTED 8/7/12.	X													
381	GROUND LEVEL BOILER ROOM NORTH ABOVE BFW PUMPS BY BOILER #1	3-1-1	1	B	14	3/4" SPIRAX B1H-125	0	STEAM MAIN DRIP	OK	STEAM TRAP IS OK. WHEN WORN, REPAIR STEAM TRAP WITH SPIRAX #80004 REPAIR KIT. INSPECTED 8/7/12.	X													
382	GROUND LEVEL BOILER ROOM #1 BOILER ATOMIZER	3-1-1	1	T	4	1/2" SPIRAX T-250 ANGLE	115	STEAM MAIN DRIP	LK	REPLACE DEFECTIVE STEAM TRAP WITH NEW 1/2" SPIRAX B1H-125 OR 1/2" ARMSTONG #811-125 INVERTED BUCKET STEAM TRAP. WILL HAVE TO RE-PIPE FOR I.B. TRAP. INSPECTED 8/7/12.		X	X											
383	GROUND LEVEL BOILER ROOM #2 BOILER ATOMIZER	3-1-1	1	D	4	1/2" NICHOLSON NTD600	115	STEAM MAIN DRIP	CO	STEAM TRAP IS COLD OUT OF SERVICE. IF REQUIRED, REPLACE WITH NEW 1/2" SPIRAX B1H-125 OR 1/2" TUNSTALL #811-125 INVERTED BUCKET STEAM TRAP. INSPECTED 8/7/12.		X	X											
384	GROUND LEVEL BOILER ROOM #3 BOILER ATOMIZER	3-1-1	1	D	4	1/2" NICHOLSON NTD600	115	STEAM MAIN DRIP	CO	STEAM TRAP IS COLD OUT OF SERVICE. IF REQUIRED, REPLACE WITH NEW 1/2" SPIRAX B1H-125 OR 1/2" TUNSTALL #811-125 INVERTED BUCKET STEAM TRAP. 2 FT OF 6" BARE 115 PSIG STEAM PIPE NEEDS INSULATION, ABOVE STEAM TRAP. INSPECTED 8/7/12.		X	X									X	X	
385	GROUND LEVEL BOILER ROOM H.P. DRIP MAIN BOILER HEADER BEHIND BOILER #2	3-1-1	1	B	1	3/4" SPIRAX B1H-125	115	STEAM MAIN DRIP	OK	STEAM TRAP IS OK (NEW TRAP), WHEN WORN, REPAIR STEAM TRAP WITH SPIRAX #80004 REPAIR KIT. 4FT OF 14" BARE 115 PSIG STEAM PIPE NEEDS INSULATION (DIRT LEG) INSPECTED 8/7/12.		X											X	
386	GROUND LEVEL BOILER ROOM BEHIND #2 BOILER HEADER	3-1-1	1	D	12	1/2" PROFICIENT TECHNOLOGIES HGGBA5	115	STEAM MAIN DRIP	OK	STEAM TRAP IS OK. WHEN WORN, REPLACE STEAM TRAP WITH 1/2" SPIRAX B1H-125 OR 1/2" ARMSTRONG #811-125 INVERTED BUCKET STEAM TRAP. 6" LONG RADIUS ELBOW 115 PSIG STEAM NEEDS INSULATION. INSPECTED 8/7/12.		X										X	X	
387	GROUND LEVEL BOILER ROOM BEHIND #2 BOILER HEADER	3-1-1	1	D	9	3/4" PROFICIENT TECHNOLOGIES TGE5A5	115	STEAM MAIN DRIP	CO	STEAM TRAP IS COLD OUT OF SERVICE, POSSIBLY NOT USED. IF REQUIRED, REPLACE STEAM TRAP WITH 3/4" SPIRAX B1H-125 OR 3/4" ARMSTRONG #811-125 INVERTED BUCKET STEAM TRAP. INSPECTED 8/7/12.		X	X											
388	GROUND LEVEL BOILER ROOM NORTH EAST CORNER DRIP	3-1-1	1	B	23	3/4" SPIRAX B1H-125	15	STEAM MAIN DRIP	CO	STEAM TRAP IS COLD OUT OF SERVICE (NEW TRAP), IF REQUIRED, REPAIR STEAM TRAP WITH SPIRAX #80004 REPAIR KIT. 6 FT. OF 3" BARE 115 PSIG STEAM PIPE NEEDS INSULATION AND (2) 3" 90 DEGREE ELBOWS. INSPECTED 8/7/12. .		X	X									X	X	
389	GROUND LEVEL BOILER ROOM NORTH EAST CORNER DRIP	3-1-1	1	D	20	1/2" PROFICIENT TECHNOLOGIES HGGBA5	115	STEAM MAIN DRIP	CO	STEAM TRAP IS COLD OUT OF SERVICE. IF REQUIRED, REPLACE WITH NEW 1/2" SPIRAX B1H-125 OR 1/2" TUNSTALL #811-125 INVERTED BUCKET STEAM TRAP. INSPECTED 8/7/12.		X	X											
390	GROUND LEVEL BOILER ROOM L.P. DRIP	3-1-1	1	F	20	3/4" SPIRAX FT-15	15	STEAM MAIN DRIP	CO	STEAM TRAP IS COLD OUT OF SERVICE. IF REQUIRED, REPAIR WITH TUNSTALL #1FP-SA-15 FACE PLATE REPAIR KIT. INSPECTED 8/7/12.		X				X								
391	GROUND LEVEL BOILER ROOM DRIP NORTH EAST CORNER	3-1-1	1	B	22	3/4" SPIRAX B1H-125	50	STEAM MAIN DRIP	OK	STEAM TRAP IS OK (NEW TRAP), WHEN WORN, REPAIR STEAM TRAP WITH SPIRAX #80004 REPAIR KIT. INSPECTED 8/7/12.		X												
392	2ND LEVEL BOILER ROOM DA TANK LEVEL H.P. DRIP DA TANK W. WALL	3-2-4	4	B	2	3/4" SPIRAX B1H-125	115	STEAM MAIN DRIP	OK/LK	STEAM TRAP IS OK (NEW TRAP), WHEN WORN, REPAIR STEAM TRAP WITH SPIRAX #80004 REPAIR KIT, 3/4" GATE VALVE BY-PASS LEAKS THROUGH - REPLACE WITH 3/4" STEAM SERVICE BALL VALVE. INSPECTED 8/7/12.		X			X							X		
393	2ND LEVEL BOILER ROOM DA TANK LEVEL L.P. DRIP DA TANK W. WALL	3-2-4	4	B	2	3/4" SPIRAX B1H-125	5	STEAM MAIN DRIP	OK/LK	STEAM TRAP IS OK (NEW TRAP), WHEN WORN, REPAIR STEAM TRAP WITH SPIRAX #80004 REPAIR KIT, 3/4" GATE VALVE BY-PASS LEAKS THROUGH - REPLACE WITH 3/4" STEAM SERVICE BALL VALVE. INSPECTED 8/7/12.		X			X							X		
394	2ND LEVEL BOILER ROOM DA TANK LEVEL NORTH WALL H.P. DRIP N.W. CORNER	3-2-4	4	B	2	3/4" SPIRAX B1H-125	115	STEAM MAIN DRIP	OK	STEAM TRAP IS OK (NEW TRAP), WHEN WORN, REPAIR STEAM TRAP WITH SPIRAX #80004 REPAIR KIT. INSPECTED 8/7/12.		X										X		
395	2ND LEVEL BOILER ROOM DA TANK LEVEL NORTH WALL L.P. DRIP N.W. CORNER	3-2-4	4	B	2	3/4" SPIRAX B1H-125	5	STEAM MAIN DRIP	CO	STEAM TRAP IS COLD OUT OF SERVICE (NEW TRAP), IF REQUIRED, REPAIR STEAM TRAP WITH SPIRAX #80004 REPAIR KIT. INSPECTED 8/7/12.		X	X									X		
396	BOILER ROOM 2ND LEVEL EAST END BOILER HEADER	3-2-4	4	B	16	3/4" SPIRAX B1H-125	115	STEAM MAIN DRIP	OK	STEAM TRAP IS OK (NEW TRAP). WHEN WORN, REPAIR STEAM TRAP WITH SPIRAX #80004 REPAIR KIT. INSPECTED 8/7/12.		X												
397	BOILER ROOM 2ND LEVEL EAST END BOILER HEADER	3-2-4	4	B	16	3/4" SPIRAX B1H-125	115	STEAM MAIN DRIP	CO	STEAM TRAP IS COLD OUT OF SERVICE. MOUNTED IN PARALLEL TO TRAP #396. IF REQUIRED, REPAIR STEAM TRAP WITH SPIRAX #80004 REPAIR KIT. INSPECT STEAM TRAP ISOLATION VALVES. INSPECTED 8/7/12.		X	X											
398	UPPER LEVEL BOILER ROOM AHU - WEST	-	6	F	1	2" SPIRAX FT-15	15	STEAM COIL	CO	STEAM TRAP IS COLD OUT OF SERVICE. IF REQUIRED, REPAIR STEAM TRAP WITH TUNSTALL #5RK-SA-15. NO VACUUM BREAKER PRESENT, SHOULD INSTALL TUNSTALL VB-3/4 STEAM SERVICE VACUUM BREAKER. INSPECTED 8/7/12.			X			X		X						
399	UPPER LEVEL BOILER ROOM AHU - EAST	-	6	F	1	2" SPIRAX FT-15	15	STEAM COIL	CO	STEAM TRAP IS COLD OUT OF SERVICE. IF REQUIRED, REPAIR STEAM TRAP WITH TUNSTALL #5RK-SA-15. NO VACUUM BREAKER PRESENT, SHOULD INSTALL TUNSTALL VB-3/4 STEAM SERVICE VACUUM BREAKER. INSPECTED 8/7/12.			X			X		X						
400	PAINT STORAGE AT BOILER ROOM ENTRANCE	-	6	F	9	3/4" SPIRAX FT-15	10	UNIT HEATER	CO	STEAM TRAP IS COLD OUT OF SERVICE. IF REQUIRED, REPAIR WITH TUNSTALL #1FP-SA-15 FACE PLATE REPAIR KIT. INSPECTED 8/7/12.			X			X								
401	LOADING DOCK UNIT HEATER (CARDBOARD BAILS)	-	6	F	4	1" SPIRAX FT-30	10	UNIT HEATER	CO	STEAM TRAP IS COLD OUT OF SERVICE. IF REQUIRED, REPAIR WITH TUNSTALL #1FP-SA-15 FACE PLATE REPAIR KIT. ELEVATED CONDENSATE 60". STEAM TRAP TO BE REMOVED (NEW CONSTRUCTION). INSPECTED 8/9/12.	X													
402	LOADING DOCK OFFICE UNIT HEATER	-	6	F	12	1 1/4" SPIRAX FT-15	10	UNIT HEATER	CO	STEAM TRAP IS COLD OUT OF SERVICE. IF REQUIRED, REPAIR STEAM TRAP WITH TUNSTALL #3FP-SA-15 FACE PLATE REPAIR KIT. ELEVATED CONDENSATE 60". STEAM TRAP TO BE REMOVED (NEW CONSTRUCTION). INSPECTED 8/9/12.	X													
403	LOADING DOCK OFFICE L.P. E.O.M. DRIP	-	6	B	12	3/4" SPIRAX B1H-125	10	STEAM MAIN DRIP	CO	(NEW STEAM TRAP) STEAM TRAP IS COLD OUT OF SERVICE. IF REQUIRED, REPAIR STEAM TRAP WITH SPIRAX #80004 REPAIR KIT. INSPECT STEAM TRAP ISOLATION VALVES. STEAM TRAP TO BE REMOVED (NEW CONSTRUCTION). INSPECTED 8/9/12. INSPECTED 8/7/12.	X													
406	WEST PENTHOUSE H.P. DRIP ABOVE CONDENSATE PUMP	3-2-4	4	B	8	3/4" SPIRAX B1H-125	115	STEAM MAIN DRIP	OK	STEAM TRAP IS OK. WHEN WORN, REPAIR STEAM TRAP WITH SPIRAX #80004 REPAIR KIT. NOTE: WEST PENTHOUSE: CHECK FLASH TANK PIPING. INSPECTED 8/2/12.		X										X		
407	SUB BASEMENT COL. T15, HIGH PRESSURE DRIP	3-SB-1	1	B	3	3/4" SPIRAX B12115-125	115	STEAM MAIN DRIP	OK	STEAM TRAP OK. WHEN WORN, REPAIR STEAM TRAP WITH SPIRAX #8004 STEAM TRAP REPAIR KIT. NEW TAG. INSPECTED 7/24/12.		X												
408	SUB BASEMENT COL. T13/Q15, HIGH PRESSURE DRIP	3-SB-1	1	D	2	3/4" SPIRAX TD52L	115	STEAM MAIN DRIP	OK	STEAM TRAP OK. WHEN WORN, REPLACE STEAM TRAP WITH 3/4" SPIRAX B1H-125 OR 3/4" ARMSTRONG #800-125 INVERTED BUCKET STEAM TRAP. NEW TAG. INSPECTED 7/24/12.		X												
409	SUB BASEMENT EQUIP ROOM H28 LOW PRESSURE DRIP	3-SB-4	4	F	2	3/4" HOFF FT015H3	15	STEAM MAIN DRIP	LK	REPAIR DEFECTIVE STEAM TRAP WITH TUNSTALL 6FP-HF-15 FACE PLATE REPAIR KIT (SLIGHT LEAKAGE). NEW TAG. INSPECTED 7/24/12.			X											
410	SUB BASEMENT COL. Q18 HIGH PRESSURE DRIP	3-SB-1	1	B	3	3/4" SPIRAX B12115-125	115	STEAM MAIN DRIP	OK	STEAM TRAP OK. WHEN WORN, REPAIR STEAM TRAP WITH SPIRAX #8004 STEAM TRAP REPAIR KIT. NEW TAG. INSPECTED 7/24/12.		X										X		

COLUMN REFERENCE NOTES:

① FURNISH AND INSTALL AN ACOUSTIC WIRELESS STEAM TRAP MONITORING SENSOR PER SPECIFICATIONS, SECTION 232213.

② REPLACE OR REPAIR STEAM TRAP IN ACCORDANCE WITH DESCRIPTION IN REMARKS COLUMN.

③ REMOVE STEAM TRAP AND ALL ABANDONED CONDENSATE PIPING TO A POINT WHERE THE CONDENSATE LINE IS LIVE. CAP.

④ REPAIR STEAM/CONDENSATE LEAK IN ACCORCANCE WITH DESCRIPTION IN REMARKS COLUMN.

⑤ COLD STEAM TRAPS: REPAIR THE VALVES, CONTROLS ETC. AS DESCRIBED IN THE REMARKS COLUMN. INVESTIGATE AND DETERMINE THE REASON FOR ANY OTHER NON-FUNCTIONING STEAM TRAP THAT WERE FOUND TO BE COLD. FIX ALL ITEMS FOUND TO BE NEEDING REPAIR. (FOR PURPOSES OF THIS BID ASSUME THE CONTROL VALVES REQUIRE REPAIR OR REPLACEMENT.)

⑥ REPLACE THE EXISTING COPPER PIPING WITH NEW STEEL PIPE AND REPLACE THE EXISTING DIELECTRIC UNIONS AND NIPPLES WITH EQUIVALENT SIZES. SEE THE REMARKS COLUMN FOR REQUIRED WORK. SEE THE SPECIFICATIONS FOR THE REQUIRED MATERIALS AND FITTINGS. INSULATE ALL NEW & EXISTING BARE PIPE.

⑦ FURNISH AND INSTALL NEW STEAM VACUUM BREAKERS IN ACCORDANCE WITH THE REMARKS COLUMN.

⑧ FURNISH AND INSTALL NEW Y-STRAINERS BETWEEN SHUT-OFF VALVE AND INLET TO STEAM TRAP.

⑨ REPIPE ELEVATED CONDENSATE PIPING AT LOCATIONS NOTED. SEE DETAILS ON DRAWINGS { 3-PH-4 | 4-02 | 4-03 | 4-04 | 4-05 }

⑩ DISCONNECT AND REMOVE EXISTING CONDENSATE LINES DISCHARGED INTO DRAIN. FURNISH AND INSTALL NEW CONDENSATE LIFT PUMPS AND CONNECT TO NEARBY CONDENSATE DRAIN LINE. INSULATE ALL BARE STEAM & CONDENSATE PIPING WITHIN AIR HANDLING UNIT.

⑪ FURNISH AND INSTALL REMOVABLE INSULATION JACKETS AT LOCATIONS TAGGED AND NOTED ON THE SCHEDULE ON DRAWINGS { 2-13| 2-14 }.

⑫ FURNISH AND INSTALL PIPE INSULATION AS DESCRIBED IN SCHEDULE ON DRAWINGS { 2-13| 2-14 }.

⑬ MISCELLANEOUS

Revisions:	Date
95% SUBMISSION	11-30-12
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ARCHITECT:

Drawing Title: STEAM TRAP AND WORK SCHEDULE TRAPS 371-410

Approved: Project Director

Project Title: **STEAM TRAP MONITORING, INSULATION AND PIPING UPGRADES**

Location: **VAMC - WADE PARK**

Date: 12-21-12 | Checked: WFW | Drawn: JWF

Project Number: 541-12-115

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Drawing Number: 2-10

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