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.
131	RESEARCH PENTHOUSE 3440A A/C-25 STEAM COIL UPPER	3-2-8	8	F	3	1" SPIRAX FT-75	14M	STEAM COIL	OK	HAS NEW 1" SPIRAX FT-75 FLOAT & THERMOSTATIC STEAM TRAP. WHEN WORN, REPAIR STEAM TRAP WITH TUNSTALL #2FP-SA-75 FACE PLATE KIT. SHOULD HAVE Y-STRAINER TO PROTECT STEAM TRAP AND TUNSTALL VB-3/4 STEAM SERVICE VACUUM BREAKER TO PROTECT COIL. INSPECTED 7/27/12.								X	X			X		
132	RESEARCH PENTHOUSE 3440A A/C-25 STEAM COIL MIDDLE	3-2-8	8	F	2	1" SPIRAX FT-75	14M	STEAM COIL	OK	HAS NEW 1" SPIRAX FT-75 FLOAT & THERMOSTATIC STEAM TRAP. WHEN WORN, REPAIR STEAM TRAP WITH TUNSTALL #2FP-SA-75 FACE PLATE KIT. SHOULD HAVE Y-STRAINER TO PROTECT STEAM TRAP AND TUNSTALL VB-3/4 STEAM SERVICE VACUUM BREAKER TO PROTECT COIL. INSPECTED 7/27/12.								X	X					
133	RESEARCH PENTHOUSE 3440A A/C-25 STEAM COIL LOWER	3-2-8	8	F	1	1" SPIRAX FT-75	14M	STEAM COIL	OK	HAS NEW 1" SPIRAX FT-75 FLOAT & THERMOSTATIC STEAM TRAP. WHEN WORN, REPAIR STEAM TRAP WITH TUNSTALL #2FP-SA-75 FACE PLATE KIT. SHOULD HAVE Y-STRAINER TO PROTECT STEAM TRAP AND TUNSTALL VB-3/4 STEAM SERVICE VACUUM BREAKER TO PROTECT COIL. INSPECTED 7/27/12.								X	X					
134	RESEARCH PENTHOUSE 3440A A/C-25 STEAM COIL SUPPLY DRIP	3-2-8	8	B	1	3/4" SPIRAX B1H-125	14	STEAM MAIN DRIP	OK	HAS NEW 3/4" SPIRAX B1H-125. STEAM TRAP IS COLD OUT OF SERVICE. WHEN WORN, REPAIR STEAM TRAP WITH SPIRAX #80004 REPAIR KIT. INSPECTED 7/27/12.						X								
135	RESEARCH PENTHOUSE 3440A AC/-25 REHEAT COIL UPPER	3-2-8	8	F	3	2" SPIRAX FT-15	14M	STEAM COIL	OK	HAS NEW 2" SPIRAX FT-15. WHEN WORN, REPAIR STEAM TRAP WITH TUNSTALL #5RK-SA-15 STEAM TRAP REPAIR KIT. SHOULD HAVE Y-STRAINER TO PROTECT TRAP, NO VACUUM BREAKER PRESENT, INSTALL TUNSTALL VB-3/4 STEAM SERVICE VACUUM BREAKER. INSPECTED 7/27/12.								X	X			X		
136	RESEARCH PENTHOUSE 3440A AC-25 REHEAT COIL MIDDLE	3-2-8	8	F	2	2" SPIRAX FT-15	14M	STEAM COIL	OK	HAS NEW 2" SPIRAX FT-15. WHEN WORN, REPAIR STEAM TRAP WITH TUNSTALL #5RK-SA-15 STEAM TRAP REPAIR KIT. SHOULD HAVE Y-STRAINER TO PROTECT TRAP, NO VACUUM BREAKER PRESENT, INSTALL TUNSTALL VB-3/4 STEAM SERVICE VACUUM BREAKER. INSPECTED 7/27/12.								X	X					
137	RESEARCH PENTHOUSE 3440A AC- 25 REHEAT COIL LOWER	3-2-8	8	F	1	2" SPIRAX FT-15	14M	STEAM COIL	LK	REPAIR DEFECTIVE STEAM TRAP WITH TUNSTALL #5RK-SA-15 STEAM TRAP REPAIR KIT. SHOULD HAVE Y-STRAINER TO PROTECT TRAP, NO VACUUM BREAKER PRESENT, INSTALL TUNSTALL VB-3/4 STEAM SERVICE VACUUM BREAKER. INSPECTED 7/27/12.			X					X	X					
138	RESEARCH PENTHOUSE 3440A AC-25 REHEAT COIL SUPPY DRIP	3-2-8	8	B	2	3/4" SPIRAX B1H-125	10	STEAM MAIN DRIP	CP	HAS NEW 3/4" SPIRAX B1H-125. STEAM TRAP IS COLD PLUGGED, SHOULD BE HOT. IF REQUIRED, REPAIR WITH SPIRAX #80004 REPAIR KIT. INSPECT CONDENSATE LINE FOR RESTRICTIONS. INSPECTED 7/27/12.						X								
139	RESEARCH PENTHOUSE 3440A REHEAT COIL HUMIDIFIER	3-2-8	8	D	1	3/4" PROFICIENT TECHNOLOGIES TGGAB2	10	HUMIDIFIER DRIP	CO	STEAM TRAP IS COLD OUT OF SERVICE. HUMIDIFIER NOT USED. IF REQUIRED, REPLACE WITH NEW 3/4" SPIRAX B1H-125 OR 3/4" ARMSTRONG #881-125 INVERTED BUCKET STEAM TRAP. INSPECTED 7/27/12.						X								
140	RESEARCH PENTHOUSE 3440A REHEAT COIL UNIT HEATER EAST WALL	3-2-8	8	F	12	3/4" SPIRAX FT-30	14	UNIT HEATER	CO/LK	STEAM TRAP IS COLD OUT OF SERVICE. IF REQUIRED, REPAIR WITH TUNSTALL #1FP-SA-30 FACE PLATE REPAIR KIT. CHECK VALVE INSTALLED IN REVERSE AND TIED INTO CONDENSATE RETURN. RE-PIPE AND INSTALL TUNSTALL VB-3/4 STEAM SERVICE VACUUM BREAKER, OPEN TO ATMOSPHERE AT COIL OUTLET. HAS DIE-ELECTRIC UNION EVIDENCE OF LEAKAGE, REPLACE UNION. INSPECTED 7/27/12.			X			X	X	X			NOTE 1	X		
141	BASEMENT K-14 CART WASHER SUPPLY DRIP	3-B-1	1	F	6	1" NICHOLSON FTN-75	70	STEAM MAIN DRIP	OK	STEAM TRAP IS OK. WHEN WORN, REPAIR WITH TUNSTALL 2FP-SA-75 FACE PLATE REPAIR KIT. INSPECTED 8/1/12.												X		
142	BASEMENT K-07 CART WASHER SUPPLY DRIP	3-B-1	1	B	2	3/4" SPIRAX B1H-125	70	STEAM MAIN DRIP	OK	STEAM TRAP IS OK. WHEN WORN, REPAIR WITH SPIRAX #80004 REPAIR KIT. HAS ELEVATED CONDENSATE. 6 FT. OF 1" 70 PSIG BARE STEAM PIPE NEEDS INSULATION. INSPECTED 7/27/12.													X	
143	BASEMENT K-07 CART WASHER HEAT EXCHANGER	3-B-1	1	D	2	3/4" WATSON MCD WD-600	70M	HEAT EXCHANGER	OK	STEAM TRAP IS OK. WHEN WORN REPLACE STEAM TRAP WITH 3/4" TUNSTALL TA-FT3-125 FLOAT & THERMOSTATIC STEAM TRAP WITH 3/4" Y-STRAINER. SHOULD HAVE STEAM SERVICE VACUUM BREAKER INSTALLED AT HEAT EXCHANGER OUTLET, INSTALL TUNSTALL VB-3/4 VACUUM BREAKER. INSPECTED 8/1/12.								X	X			X		
144	BASEMENT STAIRWELL #1 K-16 EQUIPMENT RM. L.P. DRIP	3-B-1	1	B	6	3/4" SPIRAX B1H-125	15	STEAM MAIN DRIP	OK	STEAM TRAP IS OK. WHEN WORN, REPAIR WITH SPIRAX #80004 REPAIR KIT. HAS ELEVATED CONDENSATE. HAS COPPER CONDENSATE DISCHARGE PIPING & DIE-ELECTRIC UNION. INSPECTED 8/1/12.							X					X		
145	BASEMENT STAIRWELL #1 K-16 EQUIPMENT RM. AC-16 STEAM COIL	3-B-1	1	F	8	1" NICHOLSON FTN-15	10M	STEAM COIL	CO	STEAM TRAP IS COLD OUT OF SERVICE DUE TO NEW CONSTRUCTION. IF REQUIRED, REPAIR WITH TUNSTALL #2FP-SA-15 FACE PLATE REPAIR KIT. CONDENSATE ELEVATED 20" WITH MODULATING CONTROL, SHOULD RE-PIPE FOR GRAVITY DRAINAGE. HAS STEAM SERVICE VACUUM BREAKER ON INLET. INSPECTED 8/1/12.			X			X		X						
145A	BASEMENT STAIRWELL #1 K-16 EQUIPMENT RM. PRV DRIP	3-B-1	1	F	2	3/4" NICHOLSON FTN-15	10	STEAM MAIN DRIP	OK	STEAM TRAP OK. WHEN WORN, REPAIR STEAM TRAP WITH TUNSTALL #1FP-SA-15 FACE PLATE REPAIR KIT. NEW TAG. INSPECTED 8/1/12.												X		
146	BASEMENT STAIRWELL #1 K-16 EQUIPMENT RM. L.P. DRIP	3-B-1	1	F	7	3/4" NICHOLSON FTN-15	10	STEAM MAIN DRIP	OK	STEAM TRAP IS OK. WHEN WORN, REPAIR WITH TUNSTALL #1FP-SA-15 FACE PLATE REPAIR KIT. CONDENSATE SLIGHTLY ELEVATED 12". INSPECTED 8/1/12.	X													
147	BASEMENT STAIRWELL #1 K-16 EQUIPMENT RM. L.P. DRIP	3-B-1	1	1	8	3/4" SPIRAX FT-15	10	UNIT HEATER	OK	STEAM TRAP IS OK. WHEN WORN, WHEN WORN, REPAIR WITH TUNSTALL #1FP-SA-15 FACE PLATE REPAIR KIT. INSPECTED 8/1/12.	X													
148	BASEMENT STAIRWELL #1 K-16 L.P. DRIP TO STEAM COIL UNIT	3-B-1	1	F	12	3/4" NICHOLSON FTN-15	10	STEAM MAIN DRIP	OK	STEAM TRAP IS OK. WHEN WORN, REPAIR WITH TUNSTALL #1FP-SA-15 FACE PLATE REPAIR KIT. INSPECTED 8/1/12.	X													
149	BASEMENT STAIRWELL #1 K-16 EQUIPMENT RM. HEAT EXCHANGER	3-B-1	1	F	2	3/4" NICHOLSON FTN-15	10M	HEAT EXCHANGER	OK	STEAM TRAP IS OK. WHEN WORN, REPAIR WITH TUNSTALL #1FP-SA-15 FACE PLATE REPAIR KIT OR REPLACE WITH NEW 3/4" SPIRAX FT-15 OR TUNSTALL TA-FT3-15 FLOAT & THERMOSTATIC STEAM TRAP. WATER HAMMER PRESENT, ELEVATED CONDENSATE 60". HAS STEAM SERVICE FLASH TANK PIPED IMPROPERLY; CONDENSATE PUMP IMPROPERLY PIPED. RE-PIPE ENTIRE HEAT EXCHANGER & CONDENSATE PUMP FOR GRAVITY DAMAGE. INSPECTED 8/1/12.											SEE DWG. 4-02				
150	BASEMENT STAIRWELL #1 K-16 EQUIPMENT RM. HEAT EXCHANGER DRIP TRAP	3-B-1	1	F	5	3/4" NICHOLSON FTN-15	10	STEAM MAIN DRIP	OK	STEAM TRAP IS OK. WHEN WORN, REPAIR WITH TUNSTALL #1FP-SA-15 FACE PLATE REPAIR KIT. STEAM SAFETY VALVE DISCHARGE PIPED IMPROPERLY, RE-PIPE. INSPECTED 8/1/12.														NOTE 2
151	K-14 PENTHOUSE UNIT HEATER	3-PH-2	2	F	9	3/4" SPIRAX FT-30	10	UNIT HEATER	OK	STEAM TRAP IS OK. WHEN WORN, REPAIR STEAM TRAP WITH TUNSTALL #1FP-SA-30 FACE PLATE KIT. HAS COPPER CONDENSATE DISCHARGE PIPING WITH DIE-ELECTRIC UNION. INSPECTED 7/27/12.							X							
152	MAIN PENTHOUSE STAIRWELL #5 HEAT EXCHANGER SUPPLY DRIP	3-PH-2	2	B	6	3/4" SPIRAX B1H-125	10	STEAM MAIN DRIP	OK	HAS NEW 3/4" SPIRAX B1H-125. STEAM TRAP IS OK. WHEN WORN, REPAIR WITH SPIRAX #80004 REPAIR KIT. INSPECTED 7/27/12.												X		
153	MAIN PENTHOUSE STAIRWELL #5 HEAT EXCHANGER	3-PH-2	2	F	2	2" DUNHAM BUSH 30-8A	10M	HEAT EXCHANGER	OK	STEAM TRAP IS OK. WHEN WORN, REPAIR WITH TUNSTALL #RK-DB-30-8A REPAIR KIT. STEAM TRAP IS MOUNTED IN PARALLEL TO TRAP #154. REMOVE 3/4" AIR VENT AT OUTLET & REPLACE WITH TUNSTALL VB-3/4 STEAM SERVICE VACUUM BREAKER, OPEN TO ATMOSPHERE. CHECK VALVE IN REVERSE, USED AS VACUUM BREAKER IN SHELL. PRESSURE GAUGE IS BROKEN. INSPECTED 7/27/12.								X						NOTE 1
154	MAIN PENTHOUSE STAIRWELL #5 HEAT EXCHANGER	3-PH-2	2	F	3	2" DUNHAM BUSH 30-8A	10M	HEAT EXCHANGER	OK	STEAM TRAP IS OK. WHEN WORN, REPAIR WITH TUNSTALL #RK-DB-30-8A REPAIR KIT. STEAM TRAP IS MOUNTED IN PARALLEL TO TRAP #153. INSPECTED 7/27/12.	X													
155	MAIN PENTHOUSE STAIRWELL #5 IFB MARLO STEAM COIL LEFT, AC185	3-PH-2	2	F	2	2" TUNSTALL TA-FT8-15	10M	STEAM COIL	OK	STEAM TRAP OK. IF REQUIRED, REPAIR WITH #5RK-TA-15 FACE PLATE REPAIR KIT. STEAM TRAP HAS OUTLET DIE-ELECTRIC UNIONS, HAS STEAM SERVICE VACUUM BREAKER AT COIL OUTLET. REMOVE HOFFMAN AIR VENT FROM STEAM SUPPLY 20FT. ELEVATION. INSPECTED 7/27/12.							X	X						
156	MAIN PENTHOUSE STAIRWELL #5 IFB MARLO STEAM COIL RIGHT, AC185	3-PH-2	2	F	2	2" TUNSTALL TA-FT8-15	10M	STEAM COIL	CO	STEAM TRAP IS COLD OUT OF SERVICE. IF REQUIRED, REPAIR WITH #5RK-TA-15 FACE PLATE REPAIR KIT. TRAP HAS OUTLET DIE-ELECTRIC UNIONS. HAS STEAM SERVICE VACUUM BREAKER AT COIL OUTLET. INSPECTED 7/27/12.							X	X						
157	MAIN PENTHOUSE STAIRWELL #5 IFB MARLO STEAM COIL LEFT, AC18N	3-PH-2	2	F	2	2" TUNSTALL TA-FT8-15	10M	STEAM COIL	CO	STEAM TRAP IS COLD OUT OF SERVICE. IF REQUIRED, REPAIR WITH #5RK-TA-15 FACE PLATE REPAIR KIT. TRAP HAS OUTLET DIE-ELECTRIC UNIONS. HAS STEAM SERVICE VACUUM BREAKER AT COIL OUTLET. INSPECTED 7/27/12.							X	X						
158	MAIN PENTHOUSE STAIRWELL #5 IFB MARLO STEAM COIL RIGHT, AC18N	3-PH-2	2	F	2	2" TUNSTALL TA-FT8-15	10M	STEAM COIL	CO	STEAM TRAP IS COLD OUT OF SERVICE. IF REQUIRED, REPAIR WITH #5RK-TA-15 FACE PLATE REPAIR KIT. TRAP HAS OUTLET DIE-ELECTRIC UNIONS. HAS STEAM SERVICE VACUUM BREAKER AT COIL OUTLET. INSPECTED 7/27/12.							X	X						
159	MAIN PENTHOUSE STAIRWELL #5 IFB H.P. DRIP TO PRV STATION	3-PH-2	2	B	2	3/4" SPIRAX B1H-125	115	STEAM MAIN DRIP	OK/LK	HAS NEW 3/4" SPIRAX B1H-125. STEAM TRAP IS OK. WHEN WORN, REPAIR WITH SPIRAX #80004 REPAIR KIT. 3" 150# FLANGED Y-STRAINER LEAKS STEAM AT SCREEN FLANGE, REPAIR. 2 FT OF 6" 115 PSIG BARE STEAM PIPE & (1) 6" 90 DEG ELL NEEDS INSULATION. INSPECTED 7/31/12.		X			X							X	X	
160	MAIN PENTHOUSE STAIRWELL #5 AC-18N. DRIP TO PRV STATION	3-PH-2	2	B	2	3/4" SPIRAX B1H-125	25	STEAM MAIN DRIP	OK	HAS NEW 3/4" SPIRAX B1H-125. STEAM TRAP IS OK. WHEN WORN, REPAIR WITH SPIRAX #80004 REPAIR KIT. INSPECTED 7/31/12.	X													
161	MAIN PENTHOUSE STAIRWELL #5 AC-18N. MP DRIP TO PRV STATION	3-PH-2	2	B	4	3/4" SPIRAX B1H-125	25	STEAM MAIN DRIP	BT	HAS NEW 3/4" SPIRAX B1H-125. REPAIR DEFECTIVE STEAM TRAP WITH SPIRAX #80004 REPAIR KIT. INSPECTED 7/31/12.			X									X		
162	MAIN PENTHOUSE STAIRWELL #5 L.P. SUPPLY TO HEAT EXCHANGER-1 & 2 HEAT EXCHANGERS	3-PH-2	2	B	9	3/4" SPIRAX B1H-125	10	STEAM MAIN DRIP	LK	HAS NEW 3/4" SPIRAX B1H-125. REPAIR DEFECTIVE STEAM TRAP WITH SPIRAX #80004 REPAIR KIT. 3/4" BY-PASS GATE VALVE IS BROKEN & LEAKS THROUGH, REPLACE WITH 3/4" STEAM SERVICE BALL VALVE. INSPECTED 7/27/12.			X		X							X		
163	MAIN PENTHOUSE STAIRWELL #5 PERIMETER HEAT EXCH. DRIP	3-PH-2	2	D	12	3/4" PROFICIENT TECHNOLOGIES TGGA5A8	10	STEAM MAIN DRIP	OK/LK	STEAM TRAP IS OK. WHEN WORN, REPLACE WITH NEW 3/4" SPIRAX B1H-125 OR 3/4" TUNSTALL #8181-125 INVERTED BUCKET STEAM TRAP. 3/4" BY-PASS VALVE LEAKS THROUGH, REPLACE WITH 3/4" STEAM SERVICE BALL VALVE. INSPECTED 7/27/12.					NOTE 1									
164	MAIN PENTHOUSE STAIRWELL #5 PERIMETER HEAT EXCHANGER	3-PH-2	2	F	3	2" WATSON MCD. FT-30	10M	HEAT EXCHANGER	OK	STEAM TRAP IS OK. WHEN WORN, REPAIR STEAM TRAP WITH TUNSTALL #5RK-SA-30 STEAM TRAP REPAIR KIT. HAS VACUUM BREAKER IN SHELL. NEW TAG. INSPECTED 7/27/12.	X													
165	MAIN PENTHOUSE STAIRWELL #5 PERIMETER HEAT EXCHANGER	3-PH-2	2	F	3	2" WATSON MCD. FT-30	10M	HEAT EXCHANGER	OK	STEAM TRAP IS OK. WHEN WORN, REPAIR STEAM TRAP WITH TUNSTALL #5RK-SA-30 STEAM TRAP REPAIR KIT. HAS VACUUM BREAKER IN SHELL. NEW TAG. INSPECTED 7/27/12.	X							X						
166	MAIN PENTHOUSE STAIRWELL #5 ENTRANCE UNIT HEATER.	3-PH-2	2	F	22	3/4" ARMSTRONG 15-B3	10	UNIT HEATER	OK	STEAM TRAP IS OK, SHOWS WEAR. WHEN WORN, REPAIR WITH TUNSTALL #1RK-15-B3 REPAIR KIT OR REPLACE WITH NEW 3/4" SPIRAX FT-15 OR 3/4" TUNSTALL TA-FT3-15 FLOAT & THERMOSTATIC STEAM TRAP. HAS CHECK VALVE IN REVERSE IN OUTLET AS VACUUM BREAKER, INSTALL TUNSTALL VB-3/4 STEAM SERVICE VACUUM BREAKER. REMOVE HOFFMAN AIR VENT. HAS COPPER CONDENSATE DISCHARGE LINE. INSPECTED 7/27/12.							X	X					NOTE 1		
167	MAIN PENTHOUSE STAIRWELL #5 AC-17 PRV H.P. DRIP	3-PH-2	2	B	7	1/2" SPIRAX B1H-125	115	STEAM MAIN DRIP	OK	HAS NEW 1/2" SPIRAX B1H-125. STEAM TRAP IS OK. WHEN WORN, REPAIR WITH SPIRAX #80004 REPAIR KIT. INSPECTED 7/27/12.		X										X		
168	MAIN PENTHOUSE STAIRWELL #5 AC-17 PRV L.P. DRIP	3-PH-2	2	B	7	3/4" SPIRAX B1H-125	10	STEAM MAIN DRIP	OK	HAS NEW 3/4" SPIRAX B1H-125. STEAM TRAP IS OK. WHEN WORN, REPAIR WITH SPIRAX #80004 REPAIR KIT. INSPECTED 7/27/12.	X													
169	MAIN PENTHOUSE STAIRWELL #5 AC-17 PRV M.P. DRIP	3-PH-2	2	B	10	1/2" SPIRAX B1H-125	25	STEAM MAIN DRIP	OK	HAS NEW 1/2" SPIRAX B1H-125. STEAM TRAP IS OK. WHEN WORN, REPAIR WITH SPIRAX #80004 REPAIR KIT. INSPECTED 7/27/12.												X		
170	MAIN PENTHOUSE STAIRWELL #5 AC-17 PRV L.P. DRIP TO HEAT EXCHANGER	3-PH-2	2	D	8	3/4" SPIRAX B1H-125	10	STEAM MAIN DRIP	OK/LK	HAS NEW 3/4" SPIRAX B1H-125. STEAM TRAP IS OK. WHEN WORN, REPAIR WITH SPIRAX #80004 REPAIR KIT. 2" NPT GATE VALVE LEAKS AT BONNET, REPLACE WITH 2" STEAM SERVICE BALL VALVE. INSPECTED 7/27/12.					X							X		

NOTES:

1. REPIPE AS REQUIRED PER REMARKS COLUMN.
2. REPIPE SAFETY VALVE DISCHARGE.

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

FINAL CD-SUBMISSION	12-21-12
95% SUBMISSION	11-30-12
65% SUBMISSION	11-16-12
Revisions:	**Date**

CONSULTANTS:

FREDRICK, FREDRICK & HELLER ENGINEERS, INC.
672 EAST ROYALTON ROAD
BROADVIEW HTS., OHIO 44147
TEL: (440) 546-9990
FAX: (440) 546-9999

STATE OF OHIO BRIAN M. WDOWSKI 66625 REGISTERED PROFESSIONAL ENGINEER

ARCHITECT:

Drawing Title: STEAM TRAP AND WORK SCHEDULE TRAPS 131-170

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

Building Number: 1

Drawing Number: 2-04

Office of Facilities Management

Department of Veterans Affairs

VA FORM 08-6231, OCT 1978