

Asset Management - Periodic Maintenance and Checking of all Boiler House Parameters.

Sr. No.	Parameters to be checked	Frequency for checking various Parameters						
		Daily	Weekly	Monthly	Quarterly	1/2 Yearly	Annually	
A	Fuel / Fire Side Maintenance							
1	Duplex / bucket filters to check & clean.							
2	Drain water from all oil tanks.							
3	Tube brushing & cleaning to be done							
4	Chimneys & ductings to be cleaned.							
5	Fuel oil transfer pumps to check for calculate pressure.							
6	Furnace & fireside cleaning to be done.							
7	Check Furnace & rear refractory.							
8	Fuel oil analysis to be done.							
9	Clean outflow heater coils							
10	Cleaning of bulk oil storage tank.							
11	Cleaning of Day oil tank.							
12	To replace both door sealing ropes.							
13	Remove soot deposited in air pre heater							
14	Check / Replace spider of all couplings							
15	Check / Replace all hoses on fuel / air line							
16	Over all visual inspection							
B	Burner Maintenance							
1	All nozzles to clean.							
2	Diffuser plate to be cleaned.							
3	Electrodes to be cleaned & set.							
4	Lance assembly to be cleaned.							
5	Photo cell to be cleaned & checked.							
6	Air Damper to clean.							
7	Fuel oil leakages from burner to check							
8	Burner strainers / filters to be cleaned.							
9	Rear view glass to check & clean.							
10	IPRV / BPRV to check & clean.							
11	Solenoid valves to cleaned & checked.							
12	Air intake silencer to clean.							
13	Oil heater elements to check & clean.							
14	F D fan Impeller to check & clean.							
15	Volute casing / wind box to clean.							
16	Fuel oil pump to be overhauled.							
17	Check burner sequencing							
18	Check flue gas temperature and composition							
19	Over all visual inspection							
20	Check belts and packing glands							
21	Draining of AFR							
22	Check Instrument air quality							
23	Check all blower belts							

C	Water / Steam Side Maintenance	Daily	Weekly	Monthly	Quarterly	1/2 Yearly	Annually
1	All Mobreys to be drained.						
2	Water gauge cocks to be drained.						
3	Chemical dosing pump to check.						
4	Extra Low water mobrey to check.						
5	Boiler / feed water analysis to be done.						
6	Strainers & filters in FW line to be cleaned.						
7	Leakages to be ckd.from FW Pumps.						
8	Reflex gauge glass to remove & clean.						
9	Water side internal cleaning to be checked / done.						
10	Safety Valves to be checked.						
11	Feed water check valves to be clean						
12	Feed water pump to be overhauled.						
13	Feed water tank to cleaned.						
14	Boiler Mountings to be overhauled.						
15	Fusible plug to be checked.						
16	Cleaning of chemical dosing tank						
17	Lubrication of all valves						
18	Checking / Lapping of valves						
19	Over all visual inspection						

D	Electrical Side Maintenance.	Daily	Weekly	Monthly	Quarterly	1/2 Yearly	Annually
1	All Mobreys to be drained.						
2	Water gauge cocks to be drained.						
3	Chemical dosing pump to check.						
4	Extra Low water mobrey to check.						
5	Boiler / feed water analysis to be done.						
6	Strainers & filters in FW line to be cleaned.						
7	Leakages to be ckd.from FW Pumps.						
8	Reflex gauge glass to remove & clean.						
9	Water side internal cleaning to be checked / done.						
10	Safety Valves to be checked.						
11	Feed water check valves to be clean						
12	Feed water pump to be overhauled.						
13	Feed water tank to cleaned.						
14	Boiler Mountings to be overhauled.						
15	Fusible plug to be checked.						