

Asset Management - Steam Distribution System Uptime

Sr. No.	Parameters to be checked	Frequency for checking various Parameters					
		Daily	Weekly	Monthly	Quarterly	1/2 Yearly	Annually
	Steam Distribution						
A	Traps						
1	Test High pressure steam traps (7.5 bar g & above)	█					
2	Test medium pressure steam traps(3.5 bar g to 17.5 bar g)		█				
3	Test low pressure steam traps			█			
4	Repair / Replace steam traps - when testing shows leaks		█				
5	Clean strainers of float traps			█			
6	Clean internals of float traps				█		
7	Clean internals/strainer of Thermodynamic trap				█		
8	Clean internals of Balanced pressure trap					█	
9	Visual inspection for leakages	█					
10	Arresting leaks		█				
11	Valve operation for PC series traps			█			
B	Pressure reducing station						
12	Clean Strainer before Pressure reducing station				█		
13	Pressure gauge calibration						█
14	Safety relief valve testing				█		
15	Cleaning & overhauling of safety relief valve						█
16	Feed Back line cleaning					█	
17	Draining of AFR	█					
18	AFR Filter cleaning		█				
19	Check Instrument air quality		█				
C	Control valve ACTUATOR						
20	Diaph and seal kit inspection						█
21	Actuator spring inspection						█
D	Control Valve POSITIONER						
22	Pilot Valve cleaning / Checking					█	
23	Calibration(Zero / Span)					█	
24	Pr. Gauge / Temp Gauge calibration						█
E	CONTROL VALVE						
25	Overhauling / checking / cleaning						█
F	ROBOTOR						
26	Feed back line cleaning						
27	Path Restriction / Response adjustment screw cleaning						
28	Cleaning of feed back line					█	
29	Clean SS tube & stud coupling with split pin					█	
30	Main valve cleaning					█	
31	PRV overhauling and push rod checking						█

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		Daily	Weekly	Monthly	Quarterly	1/2 Yearly	Annually
	Steam Distribution						
G	Piston Valve						
32	Manually Operate the valve						
33	Lubrication of piston valves						
34	Visual inspection and cleaning of threads						
H	Diaphragm pilot operated Pressure reducing valve						
35	Clean Pilot valve strainer						
36	Clean Main valve strainer						
37	Clean Pilot valve chamber assembly kit						
38	Check & clean Main / Pilot diaph						
39	Clean SS tube & stud coupling with split pin						
40	Main valve cleaning						
41	PRV overhauling and push rod checking						
42	Visual inspection of relief valves						
43	Checking of relief valves						
44	Check insulation quality						
45	Valves repair / Maintenance / overhauling						
46	Pr. Gauge / Temp Gauge calibration						
47	Visual checking of PRS down stream pressure						
48	Cleaning of choked condensate traps / lines						
49	Temp sensor Thermowell oil checking / change						
50	Visual inspection of air vent						
51	Air vent - cleaning of orifice and capsule ball						

Notes:

i	Valves - Gland nut tightening	Immediately in case of visual leak
ii	Valves - Body / bonnet nut tightening	Immediately in case of inline leak
iii	Flush the lines properly before taking any steam equipment in operation	
iv	Please do not use "F" key for opening and closing of piston valve	
v	Use Molykote M30 oil for lubrication	
vi	Body bonnet gasket changing of valves / traps / Pressure reducing valve / PPPPU	Each time it is opened for cleaning / maintenance
vii	Float trap - Steam lock release adjustment	During commissioning