

SECTION 23 22 23 - STEAM CONDENSATE PUMPS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes electric-driven steam condensate pumps.

1.3 SUBMITTALS

- A. Product Data: Include certified performance curves and rated capacities, operating characteristics, furnished specialties, and accessories for each type of product indicated. Indicate pump's operating point on curves. Include receiver capacity and material.
- B. Shop Drawings: Show pump layout and connections. Include setting drawings with templates for installing foundation and anchor bolts and other anchorages.
 - 1. Wiring Diagrams: Power, signal, and control wiring.
- C. Operation and Maintenance Data: For pumps to include in emergency, operation, and maintenance manuals.

1.4 QUALITY ASSURANCE

- A. Source Limitations: Obtain steam condensate pumps through one source from a single manufacturer.
- B. Product Options: Drawings indicate size, profiles, and dimensional requirements of steam condensate pumps and are based on the specific system indicated. Refer to Division 01 Section "Product Requirements."
- C. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
- D. ASME Compliance: Fabricate and label steam condensate pumps to comply with ASME Boiler and Pressure Vessel Code: Section VIII, Division 1.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Manufacturer's Preparation for Shipping: Clean flanges and exposed machined metal surfaces and treat with anticorrosion compound after assembly and testing. Protect flanges, pipe openings, and nozzles with wooden flange covers or with screwed-in plugs.
- B. Store steam condensate pumps in dry location.
- C. Retain protective covers for flanges and protective coatings during storage.
- D. Protect bearings and couplings against damage from sand, grit, and other foreign matter.
- E. Comply with pump manufacturer's written rigging instructions.

1.6 COORDINATION

- A. Coordinate size and location of concrete bases. Cast anchor-bolt inserts into bases. Concrete, reinforcement, and formwork requirements are specified in Division 03.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:
 - 1. Manufacturers: Subject to compliance with requirements, provide products by one of the manufacturers specified.

2.2 ELECTRIC-DRIVEN STEAM CONDENSATE PUMPS

- A. Description: Factory-fabricated, packaged, electric-driven pumps; with receiver, pump(s), controls, and accessories suitable for operation with steam condensate.
- B. Configuration: Duplex floor-mounting pumps with receiver and float switches; rated to pump minimum 210 deg F (99 deg C) steam condensate.
 - 1. Manufacturers:
 - a. Domestic Pump; Div. of ITT Industries.
 - b. Spirax Sarco, Inc.
 - c. Skidmore
 - 2. Receiver: Floor-mounting close-grained cast iron or welded steel; externally adjustable float switches; with water-level gage, steam condensate thermometer, discharge-pressure gage for each pump, bronze gate valves

between receiver and pumps, flanges for pump mounting, and lifting eyebolts.

3. Inlet Strainer: Cast iron with self-cleaning bronze screen, dirt pocket, and cleanout plug on receiver inlet.
4. Pumps: Centrifugal, close coupled, vertical design, permanently aligned, and bronze fitted; with replaceable bronze case rings, stainless-steel shafts, and mechanical seals; mounted on receiver flanges; rated to operate with a minimum of 2 feet (6 kPa) of NPSH.
5. Control Panel: NEMA 250, Type 2 enclosure with hinged door and grounding lug, mounted on pump; factory wired for single external electrical connection; and with the following components within cabinet:
 - a. Motor controller for each pump.
 - b. Electrical pump alternator to operate pumps in lead-lag sequence and allow both pumps to operate on receiver high level.
 - c. Manual lead-lag control to override electrical pump alternator to manually select the lead pump.
 - d. Momentary contact "TEST" push button on cover for each pump.
 - e. Numbered terminal strip.
 - f. Disconnect switch.
 - g. Fused transformer for control circuit.

2.3 MOTORS

- A. Comply with requirements in Division 23 Section "Common Motor Requirements for HVAC Equipment."

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine equipment foundations and anchor-bolt locations for compliance with requirements for installation tolerances and other conditions affecting performance of work.
- B. Examine rough installation of steam condensate piping.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Install pumps to provide access for periodic maintenance including removing motors, impellers, couplings, and accessories.
- B. Support pumps and piping separately so piping is not supported by pumps.
- C. Install pumps on concrete bases. Anchor pumps to bases using inserts or anchor bolts.

- D. Install thermometers and pressure gages.

3.3 CONNECTIONS

- A. Piping installation requirements are specified in other Division 23 Sections. Drawings indicate general arrangement of piping, fittings, and specialties.
- B. Install piping adjacent to machine to allow service and maintenance.
- C. Install check valve, gate valve, and globe valve at pump discharge connections for each electric-driven pump.
- D. Pipe drain to nearest floor drain for overflow and drain piping connections.
- E. Install full-size vent piping to outdoors, terminating in 180-degree elbow at point above highest steam system connection or as indicated.
- F. Ground equipment according to Division 26 Section "Grounding and Bonding for Electrical Systems."
- G. Connect wiring according to Division 26 Section "Low-Voltage Electrical Power Conductors and Cables."

3.4 STARTUP SERVICE

- A. Verify that steam condensate pumps are installed and connected according to the Contract Documents.
- B. Complete installation and startup checks according to manufacturer's written instructions.
- C. Clean strainers.
- D. Set steam condensate pump controls.
- E. Set pump controls for automatic start, stop, and alarm operation.
- F. Perform the following preventive maintenance operations and checks before starting:
 - 1. Set float switches to operate at proper levels.
 - 2. Set throttling valves on pump discharge for specified flow.
 - 3. Check motors for proper rotation.
 - 4. Test pump controls and demonstrate compliance with requirements.
 - 5. Replace damaged or malfunctioning pump controls and equipment.
 - 6. Verify that pump controls are correct for required application.
- G. Start steam condensate pumps according to manufacturer's written startup instructions.

3.5 DEMONSTRATION

- A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain steam condensate pumps. Refer to Division 01 Section "Demonstration and Training."

END OF SECTION