



Preparation prevents devastation during the heating season: Equipment that needs to be checked

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August 27, 2011, President Barack Obama declares federal emergency for New York State and most of the East Coast. The local news headlines advised the Tri-state area, "Hurricane Irene set to slam New York, Long Island." "What would happen if hurricane Irene hit New York City?" "A New York Hurricane could be a Multibillion-Dollar Catastrophe."

Irene would be the first hurricane to directly hit NYC in a long time. Historical data showed "The hurricane of 1821" slammed Manhattan without warning flooding everything south of Canal St. "The Long Island Express" also known as "The 1938 New England Hurricane is the benchmark by which N.Y. Hurricane concerns are measured. In the late summer of 1938, this hurricane started off the coast of Africa and without notice arrived along the coast of N.J. with 140 mph winds, ripping up boardwalks as it raced north to Long Island at 50 mph, missing Central Park by only 40 miles, uprooting and destroying everything in its path. It then went on to continue its destruction along the east coast, leaving behind \$45 billion worth of damages by today's estimates. Moving forward to more recent times, we ourselves have lived through hurricane furies such as "Gloria" (1985) leaving behind \$2.7 billion worth of damage; Floyd (1999) leaving \$7.7 billion worth of damage and "Hanna" \$168 million worth of damage. Damages from these hurricanes, mostly occurred due to the lack of proper preparation; whether the storm was under estimated or the element of surprise. Either way, sent ripples through the economy.

As Irene approached, we analyzed this historic data, and realized we could not stop Mother Nature but we could make better preparations. Thus, Mayor Bloomberg along with the mayors of Long Island and surrounding areas implemented a strategic plan of action in efforts to save lives and reduce economic damage. Their plan worked, resulting in a very few casualties and reduced economic losses from the projected \$55-\$70 billion to a mere \$14 billion in contrast.

As fall approaches we can reflect on these past events as teachable lessons for managing your buildings. Although the economy may not be at its best, now is not the time to compromise when it comes to preparing your budgets. Make sure you allocate enough funds to maintain your building and its equipment.

Keep in mind that the winter can be as unpredictable as the hurricane season. So let's review the equipment for your heating system that needs to be checked to ensure you don't have heat emergencies and issues that could be prevented with proper preparation.

The Vacuum System is the number 1 issue at the beginning of the heating season - when start-ups are not pre-planned before the heating season begins. These trial runs will allow you to quickly make changes or coordinate repair.

Be proactive with your heating system, do not wait one to two weeks before the heating season begins to examine the vacuum system, tanks, condensate, vacuum pumps, float switches, check

valves, steam traps and the control panel. Preparing for the ongoing maintenance of your heating system will help you remain within your budget guidelines and prevent emergency repairs.

Inspect the condition of the vacuum system. Check the tanks for corrosion and leaks; listen to the pumps for loud noises which usually indicates the pumps need to be overhauled; test the electrical components of the system and control panel.

Thoroughly examine check valves, make sure the float switches are not stuck in the run or off position, which will drain or overflow the tank.

Replace steam traps every three to five year (max), malfunctioning steam traps can cost you from a \$\$ to \$\$\$ depending on your energy consumption.

All systems that are beyond repair, the offseason are the best time to replace them. Keep in mind a new vacuum system is also accepted as a capital improvement, which allows tax exemptions.

Pump & Motor Corp. provides free estimates and corrective action reports when required.

Preparation prevents devastation; do not wait until the last minute. Contact us today.

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