



Keeping sewage removal systems from backing up operating expenses

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We all tend to get caught up in our own day to day routines. But it is the "little things" in building management that can come back to bite you. The sewage ejector pumps and related equipment in your building can become your largest headache if ignored, periodic maintenance is key. Sewage ejector pumps must be lubricated weekly. The bottom bearing (bushing) is the key to the operating life of the pump. When the bearing is worn the shaft will not rotate concentrically and this causes damage to other bushings down the line and finally to the upper ball bearing. It is a domino effect that will lead to the pump screaming during operation which can cause motor failure due to the shaft locking up or over amperage caused by heat buildup.

A common occurrence is for maintenance personnel to start lubricating the bushings once the noise is detected. When this happens "the train has already left the station" you cannot put back material that has been worn away. That's why a routine weekly lubrication schedule is important. Each building has its own operation characteristics and challenges. If a restaurant is dumping into the same line, grease buildup becomes a constant problem.

The following steps if followed will maximize the performance of any ejector system.

1. Weekly lubrication of all grease parts.
2. Have the ejector pit pumped, scraped and sanitized two times a year. Make sure semi solid waste which settles to the bottom of the tank is removed not just the standing water in the tank.
3. Have qualified personnel inspect the system once a year for proper operation of pumps and check valves. A bad check valve can create a twofold problem. First it will greatly reduce the pump's capacity, because flow will take the path of least resistance and in a duplex (two pump) system the flow will travel back into the pit instead of being discharged into the sewer line. Second, a bad check valve will eventually damage the pump due to the volume of water in the discharge pipe crashing back against the pump impeller after each cycle. This can lead to the shaft or impeller breaking.
4. For very active or problematic systems Submersible Cutter Pumps can be installed. These pumps can shred cans, towels and other heavy waste. They are maintenance free and only required general pit sewage cleaning as previously detailed.

Pump & Motor Corporate can supply all of the aforementioned services in a timely, affordable and professional manner. Contact our office to discuss new installations, repairs, conversions to cutter

pumps and pit cleaning. Of course all estimate and surveys are free of charge.

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