



Green steam traps will help you save money and improve your bottom line

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Properly maintained, steam traps save money. Approximately 20% of the energy consumed by our industry is used to produce steam which gives us heat. The cost of steam ranges from about \$20 to \$60 per 1,000 lbs. Today as we enter a greener world and become conservers of energy savings as well as cost, these factors have become an important consideration to our environment and bottom line profits. As we become more responsible to our environment we can all make small adjustments that will allow us to have an active role in creating change for a greener world.

One of the most overlooked items on our maintenance check list that would allow us to do just that are steam traps, which will increase your energy savings when functioning properly. When correctly maintained steam traps become significant energy conservers, ultimately increasing your bottom line profits. However, in order to do this your traps must maintain the steam at the specified Psi for your heating system; therefore allowing the traps to promote efficient transfer of latent heat thus preventing the loss of valuable energy.

Statics indicate 10% to 50% of steam traps malfunction in heating systems that operate without a planned evaluation and maintenance program. For example, if the recovery of 160,000 lbs/year of steam cost \$20 per 1,000 lbs., it is worth approximately \$8,000 in gross savings for a typical small-sized trap. This is an indicator that efficient steam traps will become energy conservers and improve your bottom line.

You may be thinking "ok that's great, but it's not the heating season so why are we discussing this now?" Well what many people do not know if you start to change your steam traps during the heating season you will not get the results needed in order for your systems to run efficiently and for all of your traps to work simultaneously. Therefore, when you replace steam traps that have malfunctioned your heating system needs to be turned off or the steam will travel up the return lines and destroy the new traps. When evaluating your steam traps, you should first consider its life expectancy. If a trap is more than three years old it may require maintenance, if it is more than five years old it usually needs to be replaced. Steam trap maintenance consists of simple steps such as checking for proper operation, cleaning and replacing worn or damaged parts. A few general indications of possible steam trap failure is an abnormally warm boiler room; condensate received venting steam; condensate pump water seal failing prematurely; boiler operating pressure difficult to maintain; vacuum in return lines difficult to maintain; water hammer in steam lines; steam in condensate return; higher than normal energy bills.

Regular inspection of all related equipment valves, pumps and steam traps will ensure a higher rate

of return on your investment dollar and a substantial decrease in tenant complaints which is priceless. Besides you will be doing your part to assist in the transition to a greener world. Please feel free to contact me for free walk through and system evaluations.

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