

**Part 1            General**

**1.1                SUMMARY**

.1            Section Includes:

- .1            Procedures and cleaning solutions for cleaning mechanical piping systems.

**1.2                REFERENCES**

.1            American Society for Testing and Materials International (ASTM)

- .1            ASTM E202-00, Standard Test Methods for Analysis of Ethylene Glycols and Propylene Glycols.

.2            Health Canada/Workplace Hazardous Materials Information System (WHMIS)

- .1            Material Safety Data Sheets (MSDS).

**1.3                ACTION AND INFORMATIONAL SUBMITTALS**

.1            Product Data:

- .1            Submit manufacturer's printed product literature, specifications and. Include product characteristics, performance criteria, and limitations.

**1.4                DELIVERY, STORAGE, AND HANDLING**

.1            Packing, shipping, handling and unloading:

- .1            Deliver, store and handle in accordance with manufacturer's written instructions.

**Part 2            Products**

**2.1                CLEANING SOLUTIONS**

- .1            Tri-sodium phosphate: 0.40 kg per 100 L water in system.

- .2            Sodium carbonate: 0.40 kg per 100 L water in system.

- .3            Low-foaming detergent: 0.01 kg per 100 L water in system.

**Part 3            Execution**

**3.1                MANUFACTURER'S INSTRUCTIONS**

- .1            Compliance: comply with manufacturer's written recommendations or specifications, including product technical bulletins, handling, storage and installation instructions, and datasheet.

### 3.2 CLEANING HYDRONIC AND STEAM SYSTEMS

- .1 Timing: systems operational, hydrostatically tested and with safety devices functional, before cleaning is carried out.
- .2 Cleaning Agency:
  - .1 Retain qualified water treatment specialist to perform system cleaning.
- .3 Install instrumentation such as flow meters, orifice plates, pitot tubes, flow metering valves only after cleaning is certified as complete by water treatment specialist.
- .4 Cleaning procedures:
  - .1 Provide detailed report outlining proposed cleaning procedures at least 4 weeks prior to proposed starting date. Report to include:
    - .1 Cleaning procedures, flow rates, elapsed time.
    - .2 Chemicals and concentrations used.
    - .3 Inhibitors and concentrations.
    - .4 Specific requirements for completion of work.
    - .5 Special precautions for protecting piping system materials and components.
    - .6 Complete analysis of water used to ensure water will not damage systems or equipment.
- .5 Conditions at time of cleaning of systems:
  - .1 Systems: free from construction debris, dirt and other foreign material.
  - .2 Control valves: operational, fully open to ensure that terminal units can be cleaned properly.
  - .3 Strainers: clean prior to initial fill.
  - .4 Install temporary filters on pumps not equipped with permanent filters.
  - .5 Install pressure gauges on strainers to detect plugging.
- .6 Report on Completion of Cleaning:
  - .1 When cleaning is completed, submit report, complete with certificate of compliance with specifications of cleaning component supplier.
- .7 Hydronic Systems:
  - .1 Fill system with water, ensure air is vented from system.
  - .2 Fill expansion tanks 1/3 to 1/2 full, charge system with compressed air to at least 35 kPa (does not apply to diaphragm type expansion tanks).
  - .3 Use water metre to record volume of water in system to +/- 0.5%.
  - .4 Add chemicals under direct supervision of chemical treatment supplier.
  - .5 Closed loop systems: circulate system cleaner at 60 degrees C for at least 36 h. Drain as quickly as possible. Refill with water and inhibitors. Test concentrations and adjust to recommended levels.

- .6 Flush velocity in system mains and branches to ensure removal of debris. System pumps may be used for circulating cleaning solution provided that velocities are adequate.
- .7 Add chemical solution to system.
- .8 Establish circulation, raise temperature slowly to 82 degrees C minimum. Circulate for 12 h, ensuring flow in all circuits. Remove heat, continue to circulate until temperature is below 38 degrees C. Drain as quickly as possible. Refill with clean water. Circulate for 6 h at design temperature. Drain and repeat procedures specified above. Flush through low point drains in system. Refill with clean water adding to sodium sulphite (test for residual sulphite).
- .8 Glycol Systems:
  - .1 In addition to procedures specified above perform specified procedures.
  - .2 Test to prove concentration will prevent freezing to minus 40 degrees C. Test inhibitor strength and include in procedural report. Refer to ASTM E202.

### 3.3 START-UP OF HYDRONIC SYSTEMS

- .1 After cleaning is completed and system is filled:
  - .1 Establish circulation and expansion tank level, set pressure controls.
  - .2 Ensure air is removed.
  - .3 Check pumps to be free from air, debris, possibility of cavitation when system is at design temperature.
  - .4 Dismantle system pumps used for cleaning, inspect, replace worn parts, install new gaskets and new set of seals.
  - .5 Clean out strainers repeatedly until system is clean.
  - .6 Check water level in expansion tank with cold water with circulating pumps OFF and again with pumps ON.
  - .7 Repeat with water at design temperature.
  - .8 Check pressurization to ensure proper operation and to prevent water hammer, flashing, cavitation. Eliminate water hammer and other noises.
  - .9 Bring system up to design temperature and pressure slowly .
  - .10 Perform TAB as specified in Section 23 05 93 - Testing, Adjusting and Balancing for HVAC.
  - .11 Adjust pipe supports, hangers, springs as necessary.
  - .12 Monitor pipe movement, performance of expansion joints, loops, guides, anchors.
  - .13 If bellows type expansion joints flex incorrectly, shut down system, re-align, repeat start-up procedures.
  - .14 Re-tighten bolts using torque wrench, to compensate for heat-caused relaxation. Repeat several times during commissioning.
  - .15 Check operation of drain valves.
  - .16 Adjust valve stem packings as systems settle down.
  - .17 Fully open balancing valves (except those that are factory-set).

- .18 Check operation of over-temperature protection devices on circulating pumps.
- .19 Adjust alignment of piping at pumps to ensure flexibility, adequacy of pipe movement, absence of noise or vibration transmission.

### **3.4 CLEANING**

- .1 Upon completion and verification of performance of installation, remove surplus materials, excess materials, rubbish, tools and equipment.

**END OF SECTION**