



MAX-UPTIME™ BOILER MAINTENANCE PROGRAM

SAVE MONEY. SAVE TIME.
ELIMINATE SURPRISES.

With the **Max-Uptime Boiler Maintenance Program**, WE take responsibility for your boiler system's health and performance.

PROGRAM BENEFITS

- Reduced downtime
- Discount on our extensive parts inventory
- Priority emergency response
- Guaranteed labor rate
- No maintenance planning and scheduling burden

HOW IT WORKS

1. Schedule a no-cost assessment of your boiler system
2. Review the customized recommendations
3. Select the program option that meets your goals



Feature	Uptime Plus	Uptime Premium
Program Term	3 years	5 years
Parts Discount	5%	10%
Water Chemistry Management	●	●
Proactive Maintenance Scheduling	●	●
Emergency Response	Priority	Priority Max
Remote Monitoring Equipment *	Included	Included
Fixed Labor Rate	2 years	3 years
On-site Training Sessions	1	2
Steam Trap Tests **	1	2

* Includes one control and is capable of up to 12 total inputs (8 digital and 4 analog). Installation billed at contracted hourly rate.

** Traps must be easily accessed in boiler room(s). Customer chooses timing of tests during contract term.

CALL FOR SERVICE TODAY 1.800.225.1348

Locations

Bay Area: 23312 Cabot Blvd, Hayward, CA 94545

- 1.510.786.3711

Sacramento / Central Valley: 4519 S. B Street,
Stockton, CA 95206

- 1.209.490.4010

Fresno: 5257 E. Pine Ave. Fresno, CA 93727

- 1.559.237.1585

www.baycityboiler.com



AUTHORIZED A.S.M.E. BOILER &
PRESSURE VESSEL CODE
FABRICATION FACILITY HOLDING
NATIONAL BOARD REPAIR STAMP
CA STATE LICENSE # 320288 (C-4)

In addition to selecting the **Max-Uptime Boiler Maintenance Program** level that is right for your organization, you will work with your **Bay City Boiler** professional to determine the best preventative maintenance schedule for your boiler room equipment.

Your customized Max-Uptime plan will include up to twelve scheduled trips per year to your facility to maintain your equipment. One of those visits will be the annual where the boiler must be down for both internal and external inspection. We will custom tailor your inspection and maintenance program to fit your needs. Our goal is to keep your equipment operating time UP and ZERO DOWNTIME.



Sample Max-Uptime Inspection and Preventative Maintenance

Service *	Annual Inspection	Semi-Annual, Quarterly, Monthly
Perform LOTO on all energy and fuel sources.	•	•
Open and inspect the fireside, install new gaskets and reclose.	•	
Inspect refractory, wash coat and repair minor cracks.	•	
Open the waterside, clean and inspect, install new gaskets and r e-close.	•	
Open and clean low water cut-off assemblies/probes. Clean, flush and reseal with new gaskets as per original design specifications.	•	
Clean air damper and blower assembly.	•	
Remove and clean burner.	•	
Clean Air Filter assembly.	•	•
Inspect all room fresh air vents to ensure proper combustion air.	•	•
Remove and inspect pilot assembly and ignition electrodes. Rein-stall in accordance with manufacturer's specifications.	•	•
Check flame failure safeguard control for pilot and main flame ignition.	•	•
Check operation and ensure proper settings of controls, limits and safeties.	•	•
Check operation of gas valves and vents.	•	•
Check operation of feed water/circulating pumps.	•	•
Burner to be checked and calibrated for optimum air/fuel mixture and AQMD Compliance for Natural Gas & Fuel Oil, as applicable. Complete combustion and efficiency testing to be monitored and recorded.	•	•
Perform safety check of boiler and related equipment.	•	•
Provide complete inspection report and advice of any abnormal conditions or necessary repairs.	•	•

* Planned service list will be customized to your organization's boiler room equipment

SELECTED BOILER BRANDS WE SERVICE



CALL FOR 24/7 EMERGENCY SERVICE

1.800.225.1348