



Sacramento, Fresno,  
SF Bay Area, Locations

24/7 EMERGENCY SERVICE: 800-225-1348

## CALIFORNIA'S MOST RELIABLE & TRUSTED BOILER TEAM

*Boiler Experts Since 1976, Servicing All Makes & Models*

### SERVICES:

- 24 Hour Emergency Service
- Preventive Maintenance
- Boiler Emission Testing and Tuning
- Control System Troubleshooting
- Control System Upgrades
- Steam Trap Testing
- Gas and Steam Meter Installations
- Permits to Operate
- Monthly Monitoring
- Boiler Inspection Support

### REPAIRS:

- 24 Hour Emergency Repairs
- Boiler Re-Tubing
- Stock Boiler Tubing
- ASME Code Boiler & Vessel Repairs
- Refractory Repairs
- Boiler Annual Inspections
- All Boiler Manufactures
- Steam and Hot Water
- Domestic Hot Water

### RENTAL BOILERS

- High Pressure Steam
- Low Pressure Steam
- Ultra Low NOx
- Hydronic Heating
- Trailer Mounted
- Skid Mounted
- Domestic Hot water
- Hoses for Quick Connection
- Available 24/7

### INSTALLATION:

- Complete System Installation
- Ultra Low NOx Burners
- Steam System
- Hydronic System
- Domestic Hot water
- Storage Tanks
- Pumps
- Booster Pump Systems



## WHY CHOOSE BAY CITY BOILER

### Emergency Boiler Service:

Talk directly to a boiler expert 24/7. Large, experienced team of technicians ready to dispatch around the clock.

### Deep Industry Experience:

- Hospitals
- Food Processing
- Government
- Healthcare / Pharmaceutical
- Breweries, Distilleries & Wineries
- Commercial Offices
- Education
- Industrial Processes
- Manufacturing
- Multi-family & Hotels
- Nurseries

### Extensive Parts Inventory:

One of the largest boiler parts inventories in Northern California. Delivery within 24 hours for in-stock items.

## SOME OF THE BRANDS WE SERVICE



WE WORK ON ALL MAJOR BOILER MAKES & MODELS

**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

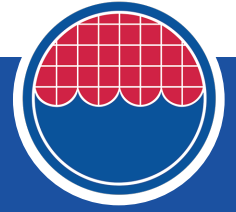
[www.baycityboiler.com](http://www.baycityboiler.com)



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

# SATURATED STEAM TEMPERATURES

TEMPERATURE °F	GAUGE PRESSURE (P.S.I.G.)
212.0	0
239.0	10
258.8	20
270.0	30
286.7	40
297.7	50
307.3	60
316.0	70
323.9	80
331.1	90
337.9	100
344.1	110
350.0	120
355.6	130
360.8	140
365.9	150



## RECOMMENDED PREVENTATIVE MAINTENANCE

### DAILY MAINTENANCE:

- ▶ Boiler equipment, components and piping for water, leaks, obstruction or unusual vibrations or noises
- ▶ Venting system to make sure it is not blocked
- ▶ Examine flame for any evidence of damage or possible soot
- ▶ Exhaust temperature, boiler temperature and boiler pressure
- ▶ Water softener, dealkalizer and chemical feed system to verify required levels of salts and chemicals
- ▶ Display panel for error or service codes
- ▶ Perform a blowdown of the boiler and water column via the bottom blowdown valves and column drain valves.



## BAY CITY BOILER

### MONTHLY MAINTENANCE

- ▶ Combustion air piping and flue gas vent piping
- ▶ Relief valve discharge pipe and boiler relief valve
- ▶ Check the burner for irregular flame pattern or color, burner's pilot tube for pilot ignition, and burner valves for wear and/or proper action
- ▶ Operating and modulating controls for proper set point
- ▶ Lights and alarms for proper function
- ▶ Take water samples for comparison to the manufacturer and local chemical expert to make sure the levels are within the desired range.

### QUARTERLY OR SEASONAL MAINTENANCE

Contact us for specific summer and winter recommendations. General quarterly preventative maintenance inspection items:

- ▶ Boiler hydronic piping for leaking
- ▶ Burner flames for appearance changes
- ▶ Condition of wiring and switches
- ▶ Gaskets on front and rear doors and replace as necessary
- ▶ Water levels using low water cutoff devices to make sure they are within manufacturers recommended levels
- ▶ Operation and safety controls

#### Additional maintenance tasks:

- ▶ Clean and reinstall the plugs in the control piping
- ▶ Reset combustion using a combustion analyzer in order to read oxygen, carbon monoxide and nitrogen oxide emissions

### ANNUAL MAINTENANCE

The night before your maintenance appointment, isolate and lock-out / tag-out gas, water, steam, and electrical services. This will allow the boiler to properly cool. If time allows, begin draining the boiler and note the color of the water for any irregularities. Items that we will examine:

- ▶ Heating system
- ▶ Venting system for deteriorations, corrosion, blockages to ensure pipe and joint connections are secure
- ▶ Auxiliary systems which provide fuel, air, water, or chemicals to the boiler
- ▶ Metal for oxygen corrosion and water-side for heavy scaling on tubes, tubesheets and shell
- ▶ Refractory for cracks, patch and wash coat as required (1/8" or less is acceptable)
- ▶ Water pH levels
- ▶ Gas and safety valves
- ▶ Control settings, then test safety and operating controls
- ▶ Electrical connections and wiring

## ROUTINE BOILER INSPECTION

In addition to maintaining your boiler, it is recommended that you schedule an annual inspection by an independent, certified member of the NBBI (National Board of Boiler and Pressure Vessel Inspectors). During this process, the inspection agency will shut down, drain, and disassemble your boiler to ensure it is up to the standards set by the NBIC, so it is important to prepare for this procedure far in advance.

In the meantime, the experienced technicians at Bay City Boiler are prepared with thorough boiler maintenance checklists to ensure your system is prepared for these inspections. Contact us today to schedule a preventative maintenance appointment.

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