Standard Operating Procedure

Domestic hot water temperature shall be constantly monitored for all buildings throughout the institution through the building automation system or by the Central Control Operators.

Purpose

To ensure safe operation of the water heating systems throughout all buildings. Temperature shall not exceed 130° F. at the hot water heater.

Procedure

1. Sensors in the domestic hot water lines shall monitor temperatures which may be seen on the centralized building automation system CRT monitors in Engineering, Security, and Central Control.

2. The centralized building automation system computer will send an alarm to the CRT in Central Control Center if water temperature exceeds preset upper limits.

3. If adjustments cannot be made through the building automation system, the Central Control Operator on duty will notify the plumber on duty through Work Control if an alarm is received on CRT. A log entry in the Central Control Operator’s log book will also be made.

4. When a high temperature alarm occurs after regular working hours, the Central Control Operator on duty shall notify the Director of Energy Management and/or a plumber through the rotating on-call list located within the Central Control Center if adjustments cannot be made to correct the problem.

5. The water temperature shall be checked every four (4) hours to watch the trends of temperature and ensure proper operation of water heaters. The temperature will be checked via the building automation system or visual check.

Action Message 00009

Notify Plumber When You Receive An Alarm For This Point. If There Is One On Duty !!!! If There is No Plumber On Duty, Notify Them At The Start Of Their Next Scheduled Work Day !!!!

This Message Is For Domestic Hot Water Heater Supply Temperatures.