

Medical/Dental Clinic

Preventive Maintenance Schedule

System: Boilers (Hot Water, Natural Gas)

Maintenance Task Description	Frequency *	Skill Level **	Time Hours ***
Check entire venting system	A	FT	0.5
Visually check main burner flames	SA	FT	0.25
Check burners for soot accumulation and clean burner and flue gas passage way	SA	FT	0.5
Check heat exchanger surface for soot and clean	SA	FT	0.25
Check combustion air fan and oil motor and bearings if required	SA	J	0.25
Check water pump and oil motor and bearings if required	SA	J	0.25
Check area around boiler and clean up all debris	W	O	0.25
Check combustion air openings in room to verify that the openings are open and unobstructed	W	A	0.25
Check transformer to insure 24 V control power	M	J	0.25
Check combustion air fan for proper operation and proper draft	SA	J	0.5
Check gas train and controls	SA	J	0.25
Check gas igniter	SA	J	0.25
Check low water cut-off operation	SA	J	0.25
Check air accumulation in system and vent if required	SA	J	0.25
Check temperatures and pressure	W	J	0.25
Check flame safety control and shutdown	M	J	0.5
Check operation of unit and operating controls	M	J	0.5
Check fuel system for leaks	M	J	0.5
Check HIGH LIMIT safety control	SA	J	0.25
Check LOW LIMIT control	SA	J	0.25
Check safety relief valve	SA	J	0.25

* Frequency Legend	
D	Daily
W	Weekly
M	Monthly
Q	Quarterly
SA	Semi-Annually
A	Annually

** Skill Level Legend	
O	Unskilled Laborer
A	Apprentice Mechanic
J	Journeyman Mechanic
M	Master Mechanic
FT	Factory Trained Tech.

*** The time indicated is for the required to service one unit
--