

Steam Business Development Team

Interested in becoming a steam customer?
Need to upgrade your existing service?
Contact us at **1-212-460-2011** or
steamsales@conEd.com, or visit
conEd.com/Steam.



Tanpri fè yo tradwi mesaj enpòtan sa a.

Proszę o przetłumaczenie tej ważnej wiadomości.

Попросите перевести это важное сообщение.

이 중요 메시지를 번역해주시기 바랍니다.

請完成此重要訊息的翻譯。

Por favor, este mensaje debe traducirse.

يُرْجَى ترجمة هذه الرسالة الهامة.

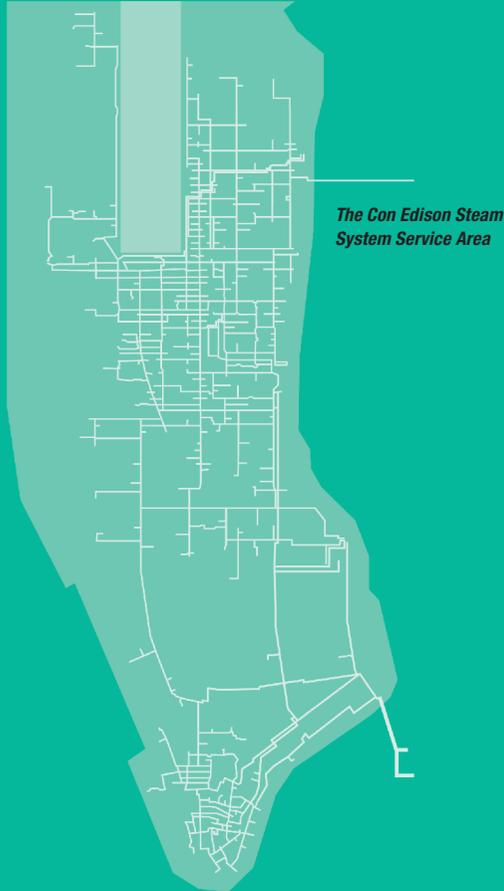
ביטע זעצט איבער דעם וויכטיגן מעסעדזש.

Steam Safety

What You Need To Know



Con Edison provides this information to help keep your steam system operating safely and efficiently.



Our Commitment to Safety

The Con Edison steam system is a critical component of New York City's energy infrastructure. Con Edison Steam supplies heating, hot water, and air-conditioning to many of Manhattan's largest and most prestigious buildings. Steam is one of the cleanest and greenest forms of energy available today and, when used properly, one of the safest.

Con Edison continuously monitors and inspects its steam system to ensure public safety. We encourage you to take an active role in helping us keep our system safe. If you see something suspicious near our facilities or equipment, call 911.

If you see steam on Manhattan streets, call us right away at 1-800-75-CONED (1-800-752-6633). Steam is caused by water falling on a steam pipe or manhole cover, or a steam leak. We need to check it out. To avoid potential injury, do not walk through the steam or on the manhole cover.

To ensure the highest levels of safety, service reliability, and security, Con Edison:

- Trains and drills with emergency responders and state and local agencies to prepare for and prevent emergencies
- Works closely with the community
- Meets or exceeds all state safety regulations for distributing steam

Customer Equipment

Maintenance Responsibility

Con Edison is responsible for:

- Supplying and maintaining the steam traps and trap strainers installed upstream of the meters. This responsibility does not include any of the trap piping, only the traps and trap strainers themselves.
- Supplying and maintaining the meters, meter regulating valves, meter orifice plates, and their associated gaskets.
- Supplying and maintaining the meter strainers and the separators upstream of the meters.

The customer is responsible for:

- Supplying and maintaining the gaskets associated with the meter strainer and separator, as well as the valves, flanges, gaskets, piping, and all other steam equipment.

How to Avoid Condensate Build-up

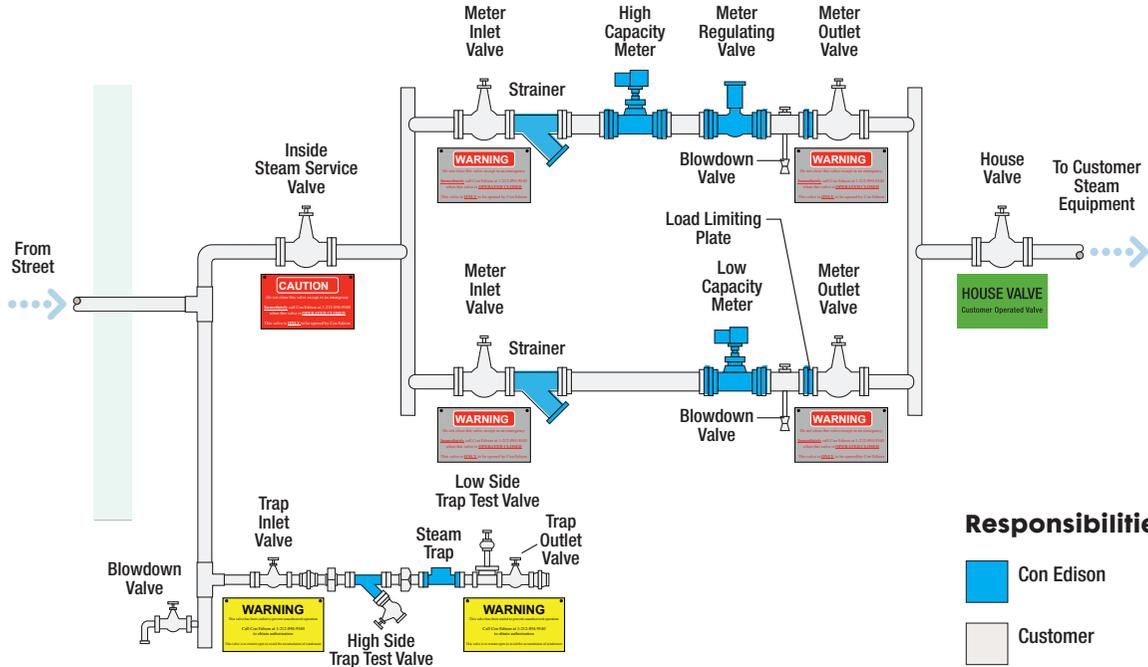
To ensure safe and reliable steam system operation, condensate-removal equipment, such as steam traps and drain valves, must be installed at appropriate points in your steam system. A qualified operator, heating contractor, or consulting engineer can determine whether your steam traps, drain valves, and drip legs are properly installed.

Steam traps automatically remove condensate from the pipe system. To ensure safety and reliability, check all steam traps regularly to make sure they are working properly. Drain valves are used to remove condensate from lines before turning on the steam after there has been an extended outage.



Thermodynamic traps work on temperature change. To avoid condensate build-up, please do not insulate them.

Typical Customer Meter Station



Periodic Testing of Steam Traps and Strainer Maintenance

During routine maintenance, we recommend that you inspect your traps, strainers, and drip legs for the presence of corrosion products. While it is not unusual to find small amounts of corrosion products inside steam equipment, a significant accumulation can interfere with the proper operation of steam traps. Steam traps perform the critical function of removing condensate from steam pipes. If corrosion products interfere with the proper operation of steam traps, condensate can accumulate in the steam pipes and can cause a condition known as water hammer. Be sure to return traps to service after performing any maintenance work.

A common type of water hammer occurs when slugs of condensate impact the steam pipes causing loud banging noises. Severe water hammer can cause steam pipes or fittings to fail.

Water hammer CAN cause serious property damage and personal injury. On the other hand, a trap that fails in the open position not only wastes energy and is costly to you, but it can also cause high ambient temperatures.

Trap Inlet and Trap Outlet Valves

The trap inlet and trap outlet valves on steam traps, which are upstream of the Con Edison meters, must remain open to avoid the accumulation of condensate, which can lead to a water hammer condition. To prevent unauthorized use, we have tagged each valve and wire-sealed the trap inlet valves.

Call 1-212-894-9540 to obtain authorization before closing the trap inlet and outlet valves. Before opening these valves, call 1-212-894-9540 again to request authorization. If you see a problem with these traps, please call Con Edison immediately at 1-800-75-CONED (1-800-752-6633).



The valve tag identifies valves to be opened or closed only by Con Edison steam employees

Steam Pipe Maintenance

Regular inspections by a qualified operator or heating contractor will help keep your steam-pipe system operating safely and efficiently.

Here are some things you, your operators, and your contractor should be aware of:

- Keep vent lines from condensate-collection vessels, such as a dilution or flash tank, clear and unrestricted to prevent pressure from building up.
- If you are a seasonal customer, make sure that your steam equipment is thoroughly inspected before turning it on. All inspections, adjustments, and repairs to your steam-pipe system must be performed by a qualified operator or heating contractor.
- Make sure that pipes are properly insulated. Insufficient pipe insulation causes excessive heat loss.
- Do not use leak sealant because it may enter the pipe system and clog the traps and sensing lines.
- Do not insulate the steam metering equipment or the associated flanges, as this equipment is replaced periodically.
- Allow enough room for the removal and installation of flange bolts, to avoid having your new insulation damaged.

If You Need to Make Changes

If you plan to increase or decrease your building load or make any changes to your steam system, you are required to give Con Edison reasonable advance notice before beginning any work. We will work with you to ensure you receive the proper interconnection specifications and check that your metering remains accurate. Please contact us at 1-212-460-2011 or **SteamCommunications@conEd.com** for assistance.

Pardon the Interruption

Occasionally, we may have to interrupt your service to make repairs to the steam distribution system. If this happens, Con Edison will notify you in advance of the outage.

How to Avoid Delay in Service Turn-on

After Repair

Following these guidelines will help you get the work you need done in a safe, efficient, and timely manner.

- If you plan to change or modify your steam pipes; replace pressure-reducing valve(s) or your meter station; change pipe flange(s); perform any repair requiring welding; make changes in dilution or flash tanks, pipe anchorage, pipe guides, expansion devices, or trap locations, you need to notify Con Edison Steam Distribution Engineering about the scope of your plans — before any work begins. At your request, we will arrange to shut off your steam service. We will also advise you where to get information about New York City Building Code requirements for high-pressure steam piping work including any radiographic examination (X-ray) requirements for welding or weld repairs.

The NYC Buildings Department rules on High-Pressure Steam Piping Systems in the NYC Building Code, Appendix A, Chapter 20, Section 20-02 apply to the steam systems in most of our customers' buildings. A copy of the rules will be provided upon request.

- Asbestos abatement must be performed in compliance with the federal, state, and city environmental rules and regulations. We require an air clearance report(s) issued by a third-party New York State-certified Environmental Laboratory Approval Program laboratory (ELAP). You must provide a copy of the air clearance report before steam service can be restored. The report is required for all abatement work, regardless of project size, conducted inside steam rooms or areas that Con Edison Steam Distribution personnel will enter to restore service.

Seasonal Service Turn-ons/Turn-offs

To avoid delay, please notify us at least two weeks before your desired turn-on/turn-off date so that we may provide timely service.

House Valve

The house valve is the first valve after the steam meter station. The house valve has a green tag around it. If steam service needs to be isolated, the house valve should be used.

Interruption of Electric Service

In the event of an electric service interruption where condensate-removal pumps are involved, customers should consider isolating their steam service at the house valve to prevent condensate receivers or sumps from overflowing and flooding mechanical equipment rooms.



This tag reminds you that the inside service valve is to be closed only in an emergency and opened only by a Con Edison steam employee.

Inside Steam Service Valve

The inside steam service valve is the first valve in the building. This valve is wire sealed and has a red metal warning tag as shown. This valve should **NEVER** be operated unless it is an emergency. Improper operation of this valve can cause a steam pipe rupture, which can result in serious injury and property damage. If the inside steam service valve has to be closed in an emergency notify Con Edison immediately. **NEVER** reopen this valve. Once notified, Con Edison can make arrangements to safely drain the service piping before we can restore steam service to your premises.

Unattended Open Drain Valves

Never leave opened drain valves unattended during a scheduled or unscheduled steam outage. This is critical because steam service will be restored as soon as the street work is completed and an open drain valve may allow excessive steam flow and unsafe conditions during the start-up process.

Customer Seminars

Con Edison offers free seminars to our steam customers. Topics include a steam system overview, metering equipment, energy conservation, and safety issues. Seminars are open to building managers, engineers, and maintenance staff. Visit [conEd.com/Steam](https://www.conEd.com/Steam) for a schedule of upcoming seminars and registration information.

How to Reach Us

We want to provide our customers with the best possible service. If you need us, please use one of the numbers below or visit coned.com/Steam.

Emergencies (24 hours a day) or to turn-off/turn-on service:

1-800-75-ConEd (1-800-752-6633)

Piping changes or modifications:

1-212-460-4410

Work orders:

1-212-683-8830

Asbestos abatement and monitoring results:

1-212-894-9523

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Steam is caused by water falling on a steam pipe or manhole cover, or a steam leak. We need to check it out. To avoid potential injury, don't walk through the steam or on the manhole cover.

For additional safety tips visit conEd.com/SteamSafety



Know what's below.
Call before you dig.

Call **811** Before You Dig

Seven days a week, 24 hours a day

This toll-free call will help protect you,
your family, and your neighbors.

call811.com

Tampering with Con Edison equipment is illegal

It also creates hazards that could hurt you.
If you think someone has tampered with our
equipment, call **1-212-460-3704**. You do not
have to give us your name.