



1. HEATING HOT WATER HEAT EXCHANGERS HAVE THEIR OWN RESPECTIVE HIGH PRESSURE STEAM CONTROL VALVES AND HEATING HOT WATER TEMPERATURE CONTROLLERS.
2. UPON POSITIVE PROOF OF PUMP STATUS, VIA THE FLOW SWITCH ON THE HEATING HOT WATER SUPPLY LINE, THE HIGH PRESSURE STEAM CONTROL VALVE SHALL RAMP OPEN SLOWLY.
3. UPON SYSTEM START-UP, THE STROKE OF THE HIGH PRESSURE STEAM CONTROL VALVE SHALL TAKE ONE HOUR TO GO FROM CLOSED TO MAXIMUM DESIGN FLOW RATE/VALVE POSITION. THIS FEATURE IS ENABLED THROUGH THE TEMPERATURE CONTROLLER. NOTE: FULL OPEN SHALL BE AT VALVE MAXIMUM FLOW % OPEN, NOT 100% OPEN - FULL VALVE STROKE.
4. THE SUPPLY TEMPERATURE FOR THE HEATING HOT WATER WILL BE CONTROLLED BY MODULATING THE HIGH PRESSURE STEAM CONTROL VALVE THROUGH THE TEMPERATURE CONTROLLER TO MAINTAIN A SET TEMPERATURE.
5. SHOULD THE HEATING HOT WATER GO OVER TEMPERATURE BY 10°F AN ALARM INTERNAL TO THE TEMPERATURE CONTROLLER WILL BREAK THE SIGNAL TO THE HIGH PRESSURE STEAM CONTROL VALVE - CLOSING THE VALVE.
6. A LOSS OF POWER WILL RESULT IN CLOSURE OF THE HIGH PRESSURE STEAM CONTROL VALVE.
7. A DRY SET OF ALARM CONTACTS SHALL CLOSE UPON ANY ALARM SIGNAL TO SEND ALARM NOTIFICATION TO CENTRAL CAMPUS EMS.

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PIPING AND INSTRUMENTATION
DIAGRAM
BEU HEAT EXCHANGER

MACHINED TOLERANCES UNLESS NOTED:
 FRACTIONS - ±1/32
 .XX - ±.01
 .XXX - ±.005
 ANGLES - ±1/2°
 REMOVE BURRS AND BREAK ALL SHARP EDGES .010 MAX
 DO NOT SCALE DWG.
 DRAWN BY: SW DATE: 05.08.2014
 APPROVED: DATE:



	OPEN	OPEN	CLOSED	OPEN
FLOW SWITCH	OPEN	OPEN	CLOSED	OPEN
STEAM VALVE	MODULATING	MODULATING	CLOSED	CLOSED
	NORMAL OPERATION	START UP	SHUT DOWN	HIGH TEMPERATURE
HEATING HOT WATER HEAT EXCHANGER VALVE CONDITIONS				

SIZE	FSCM NO.	DWG NO.	REV.
B		14-17900-2	E
SCALE: 1 TO 1		SHEET 1 OF 1	