

Florida State University

Utilities Department

Best Management Practices Guidelines

Revised 06/30/10

Introduction

A Best Management Practices (BMP) guide is not a policy manual. A policy manual deals with more rigid instructions that are generally *required* within an operation. The Best Management Practices guide serves as a tool to identify the *preferred* methods employed by an organization for problem resolution or planning.

A policy may be based on requirements by the National Electric Code, Homeland Security, or FSU policy. A Best Management Practice guide identifies the best known practices. Since it focuses more on the ideal solution to a problem, the recommendations are subject to greater scrutiny regarding a cost benefit analysis.

For example, a facility best management practice may state that we should use a certain type of lighting for certain applications to reduce kwh usage. After a site specific cost analysis, the area may not be cost effective to modify. Past upgrades may have reduced energy consumption to a level where it is not state of the art, but the cost would outweigh the financial benefits.

A Best Management Practices (BMP) guide is a living document. It is designed to be updated as technology changes. The primary purpose is to summarize organization findings and document the results.

Steam System Management Best Practices

BMP03

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Steam Trap Inspections

BMP03.001

All steam traps should be inspected annually. Repairs should be made when defects are found.

Insulation

BMP03.002

All steam lines should be insulated.

All condensate lines should be insulated.

Heat Exchanger Maintenance

BMP03.003

All heat exchangers connected to the campus steam system should maintain a water treatment system to control corrosion.

Condensate

BMP03.004

All condensate should be routed back to the central plant.

Building Metering

BMP03.005

All buildings using steam should be sub-metered

Heat Exchangers

BMP03.006

Heat exchangers for the production of building hot water should be monitored via the Siemens Apogee system to quickly detect failure condition.