

## Commercial Boiler Purchasing Tips

- A commercial boiler is a long-term investment. Properly maintained, your unit can last 20+ years—consider more than just price when shopping.
- Consider the unit's lifecycle cost. Since fuel costs are by far the largest single lifecycle cost of a boiler, choose the most energy-efficient unit that meets your particular needs.
- Consider a condensing boiler which are more expensive to buy but are significantly more energy-efficient (90-99 % efficient compared to 70-85 % for a conventional unit). The fuel savings will help to repay that cost difference in as little as five years. Condensing boilers are well suited to delivering low-temperature hot water for space heating.
- Use a modulating boiler which fires the flame to match the boiler load, maintaining the same efficiency at all times.

## Commercial Boiler Operating Tips

- New high-efficiency commercial boilers can bring real energy and cost savings to your business. But if you want to do even more, consider how your boiler functions as part of your larger heating system.
- Hire only trained, qualified personnel to run, adjust, inspect and maintain your boiler systems.
- A condensing commercial boiler operates at peak efficiency when the water returning to the boiler is lower than the temperature of the condensing flue gas—in the range of 45–50°C. Otherwise the flue gases will not cool enough to recover the latent heat. If an existing distribution system is designed for high temperature water, look into changes that would lower return water temperature.
- Clean your boiler. The fire side of boiler tubes can accumulate deposits from burning fuel that can greatly reduce heat transfer. Similarly, the water side of the boiler tubes can become clogged by mineral deposits, which also reduce energy efficiency. Hire a professional to inspect and clean your boiler regularly to ensure optimal performance.
- Use outdoor reset. Outdoor reset is used in hot-water building-heating systems. Older boilers deliver the

## Operating Tips *continued*

hottest water possible to the heating system's distribution channels. Outdoor reset varies the temperature of the water in the distribution system in response to outdoor temperatures. When outdoor temperatures are cold, water temperature rises; when temperatures are warm, distribution water is cooler. For condensing boilers, this will help lower the return water temperature to the boiler, particularly in the shoulder seasons. Outdoor reset can lower energy use by as much as 15 %.

## Commercial Heating and Maintenance Package

An investment in our Commercial Heating and Maintenance Package\* can safeguard your critical heating, boiler and water heater systems, ensuring they operate efficiently and remain cost-effective, an important element in the profitable management of your property.

For complete details on all of our Protection Packages, to sign up or view our contracts, visit [www.MetroBurnerService.com](http://www.MetroBurnerService.com) or call us at **902 443 8870**.

**In case of emergency call  
902 443 8870**

 **Metro  
Burner Service**  
*The Energy Conservation People*

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\*Terms & conditions apply. See [metroburnerservice.com](http://metroburnerservice.com) for full details.

# Avoid Surprises

with a  
**Commercial  
Heating and  
Maintenance  
Package**  
you can count on

 **Metro  
Burner Service**  
*The Energy Conservation People*

## Protect your Investment Reduce your Operating Costs

As the owner of a commercial property, effectively managing operating costs and maintenance can spell the difference between profit and loss. Properly functioning and reliable heating systems are key components of your real estate investment.



The professionals at Metro Burner Service have spent their careers understanding what makes heating systems tick and how to keep them running efficiently.

Our Commercial Heating & Maintenance Package for your oil or natural gas fired boiler, furnace or water heater can give you the confidence to focus on other aspects of managing your commercial property investment.

Not only does our package include regular maintenance to keep your equipment in top working condition, you can also be confident that the professionals at Metro Burner



Service are overseeing your system and can detect issues before they develop into a major unforeseen expense for your business.

For total, worry free, coverage ask about our **Commercial Heating and Maintenance Package.**



## Commercial Heating and Maintenance Package includes\*

### Annual Cleaning

Our annual burner conditioning will consist of cleaning the flue gas passageways from the furnace to the base of the chimney, cleaning the heating surface of the furnace, cleaning and tuning the burner to provide optimum performance along with our 15 point inspection.

### Mid-Season 15 Point Inspection

Our 15 Point Inspection covers all the key areas of your heating system. By regularly inspecting, adjusting or cleaning these key elements, we can ensure you receive the best efficiency and longest life from your unit. The Plan provides for two inspections per year.

### Parts Repair & Replacement

We'll apply our experience and expertise to determine whether any of the parts listed in your Agreement require repair or full replacement for each burner covered in your Package.

### 24 Hour Emergency Service

Our Technicians provide around the clock emergency burner breakdown service at any time during the Agreement.

\*Terms & Conditions apply. See [metroburnerservice.com](http://metroburnerservice.com) for full details.

## Our 15 point inspection package

1. Inspect heat exchanger.
2. Inspect all motors (fan, burner, circulators), fan belts, pulleys, shafts and bearings (including AMP test).
3. Inspect couplings.
4. Set-up ignition assembly complete.
5. Inspect air gate, housing, fan and retention head complete.
6. Inspect all filter systems complete (air and oil).
7. Inspect fuel cut off complete with pressure test and check fuel for contamination (water, sludge, etc.).
8. Inspect ignition transformer.
9. Clean flame sensing device complete with meter reading.
10. Inspect combustion chamber and refractory.
11. Operate burner and adjust as required.
12. Check safety timing on primary controls.
13. Check and adjust operating controls (fill valve, relief valve, expansion tank, low water cut off, etc.).
14. Check for clean emissions (smoke test, etc.).
15. Complete combustion analysis.