



# Monitoring Steam Usage

**Customer:** Federal Office Building

**Location:** Eastern City

**Scope of Work:** This office building in a large city purchases steam from a central steam loop that has numerous leaks. The cost of the steam line losses are amortized among all the end users.



The facility manager was looking for a way to show actual steam usage in his building so he could pay only for the steam his facility used.

Armstrong International and Utility Systems Solutions provided a turnkey retrofit installation of SteamEye® trap monitoring within the building to track leaking traps. We also recommended metering the steam and the condensate as it enters and leaves the city loop to identify actual usage.

**Upgrade Projects:** Following a Beta test of the equipment on site, a steam trap survey was conducted to identify failed traps and specify the correct monitoring devices. The survey results were implemented through a turnkey retrofit project to install steam trap monitoring transmitters on the high and medium pressure traps.

**Payback:** The simple payback was under four years.

**Benefits:** The facility manager reported, "To get an accurate measure of our steam usage, the solution was to meter the steam in from the city, monitor its usage with SteamEye® trap monitoring and meter the condensate being returned to the city loop. SteamEye® gave us a tool we need to pay for exactly the amount of steam we use."

