

Washington Energy Services, in cooperation with your local gas utility, Puget Sound Energy, is handling a program funded by PSE to give a FREE maintenance tune-up to customers in this area who operate boiler systems in commercial buildings. It is financed by Puget Sound Energy to help reclaim some of our nation's dwindling energy resources by helping commercial boilers use that fuel more efficiently, and to prolong the service life of those boilers. The thrust of this program is energy savings, with the added benefit of giving you a detailed checklist describing the current condition of your equipment. This maintenance work is being offered free of charge to PSE customers with commercial boilers and water heating equipment.

As only equipment owned by you is eligible for the rebate program (boilers leased from PSE are not eligible), we would first determine which equipment is leased and which is owned. Bear in mind that it is possible that any one location may have both owned and leased equipment. Also, some boiler equipment may be used for building heat, domestic hot water, or both. We will need manufacturer and model information on the equipment (including 'rated output'), as well as the account number from your monthly PSE bill to coordinate tracking of the program.

I've included my contact information with my direct number in case anyone has further questions. I am available 10am-6pm weekdays at that number. We will need to establish a time and day for each maintenance visit, so contact me directly to make an appointment. We can also help if you are considering upgrading or adding equipment like boilers or commercial water heaters, including the new tankless on-demand water heater systems that have presented a major revolution in commercial applications.

You may also contact Doug Dickson at 425-456-2476 at PSE who is the Commercial Rebate Program Manager for more information.

Thanks for your help.

Sincerely,

Monte Price
Customer Relations Specialist
Washington Energy Services

206-378-6641 direct

Commercial Boiler Maintenance

(PSE's Rebate Program)

What is included in a Commercial Boiler Maintenance?

- **Clean burner assembly - increases efficiency**
- **Check and adjust gas pressure**
- **Check for Carbon Monoxide leaks**
- **Lubricate all moving parts**
- **Check oil pump and blower (if applicable)**
- **Adjust water pressure**
- **Check venting**
- **Cycle the boiler through operation (off, on, low, medium, high,)**

Who pays for the maintenance?

-Northwest Water Heater, a division of Washington Energy Services, performs the maintenance and is reimbursed by PSE with absolutely no effort from the customer.

Natural Gas Boiler Tune-up Rebate – Up to \$600

A Tune-up can reduce the natural gas consumed by your boiler by up to 20% and increase its output. All that translates to savings for you. And because PSE is committed to reducing wasted energy, we provide rebates for that tune-up.

PSE natural gas customers can receive rebates for 100% of the tune-up cost, up to \$600. Additional repairs that increase the efficiency of your boiler, including boiler replacement, may also qualify for PSE energy efficiency grant funding.

A tune-up can restore a gas boiler to its normal efficient operating condition by detecting and correcting excess air losses, smoking, unburned fuel losses, sooting, fireside fouling and high flue gas temperatures. Boiler tune-ups start with measuring the oxygen concentration, flue gas temperature, and emissions. Then the air/fuel ratio is adjusted to the optimum point of combustion efficiency.

Eligibility

This rebate is available to non-residential customers who purchase natural gas from PSE for hot water or steam boilers.

Guidelines for qualifying tune-ups:

1. Perform pre-tune-up combustion efficiency tests across the full range of the load using an electronic flue gas analyzer and print out the results.
 2. Tune boiler
 3. Perform post-tune-up combustion efficiency tests across the full range of the load and print out the results.
 4. Send the completed rebate application, analyzer test printouts, and copies of your contractor's invoice with separate charges for labor, parts and taxes.
- There is no limit on the number of tune-up rebates that may be awarded to a customer for different boilers, but each boiler is limited to one tune-up rebate.

A natural gas boiler tune-up may identify other energy efficiency improvements that may qualify for a PSE Energy Efficiency grant. These include:

- Boiler replacement
- Burner replacement
- Boiler/burner controls
- Punching the tubes
- Replacing motors with high efficiency motors

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