steam service rules handbook

conEdison

Your steam equipment must adhere to a set of specific requirements to ensure its safe and reliable operation. These requirements are spelled out in our document "Steam Service Rules," provided here in online form. Click on any topic in the content list for detailed information.

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If you have any comments or questions, please contact us at steam@coned.com.
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section i - general

Territory Served
Steam service is supplied from the Company's system of mains in the Borough of Manhattan. Information as to the availability of service at any particular location will be furnished upon request.

Application for Service
Application for service may be initiated by mail, telephone, or email to:

Steam Business Development

Consolidated Edison Company of New York, Inc.

4 Irving Place

Room 1328

New York, NY 10003

Telephone Number: 1-212-460-2011
A representative will call to assist you in making all necessary arrangements for your steam requirements.

CON EDISON STEAM EMERGENCY TELEPHONE NUMBER FOR REPAIRS, SERVICE & COMPLAINTS:

1-212-683-8830 or 1-212-683-0862

Introduction

The Company's Schedule for Steam Service indicates that the Company will determine: the location, specify the type, manner of installation, connection of the service line, service equipment, metering equipment and will furnish this information to the Customer or his representative upon request. It is also provided that the Company will furnish information relating to the installation of meters and service equipment.

This site has been prepared for the use of Customers, their architects, contractors and engineers as a convenient form for specifications and information relating to the securing of steam service, together with certain rules and regulations contained in the Schedule for Steam Service.

Except for titles and headings, the parts of this site printed in bold face type are excerpts from the Schedule for Steam Service.

This site is intended to cover only general requirements applicable throughout the territory of the Company. It is essential that specific information relative to each individual installation be obtained from the Company.

Revisions are made from time to time in the provisions of the Company's Schedule for Steam Service. Revisions of this site and the section entitled "Approved Steam Service Equipment", which is part of this site, may not be made concurrently with revisions of the Schedule for Steam Service. If any statement in this site should be inconsistent with the provisions of the most recent revisions of the Schedule for Steam Service, the provisions of the effective Schedule for Steam Service shall govern.

section i - definitions

The term “Company” means Consolidated Edison Company of New York, Inc.

The term “Customer” includes both a present consumer of and an applicant for the Company’s steam service.

The terms “service” or “steam service” means the supply of steam provided by the Company.

The term “service line” means the pipes and equipment for delivering steam from the Company’s distribution system to the piping system of the Customer’s building or premises.

The term “point of service termination” means the point at which the Company terminates its service line and the Customer begins his piping.

The term “meter” means the steam metering device used by the Company to measure the service supplied to the Customer, including any equipment furnished by the Company as part of such metering device.

The term “authorities” includes the Public Service Commission of the State of New York, the municipal authorities and any other agencies legally authorized to regulate or inspect the Customer’s installation or equipment.

Advisory Services

The Company has a trained staff available without charge or obligation to Customers, architects, contractors and engineers to aid in the design of steam service connections for space heating, ventilating, steam turbine and steam absorption air conditioning, hot water generation, steam processing and other uses of the Company’s service.

A staff of specialists is also available to advise the Customer in obtaining economical and satisfactory operation of steam equipment. A telephone call or email will bring any of these advisory services to Customers.

section ii - characteristics of service

Continuous; supplied at an average gauge pressure in excess of 125 pounds.
The Company, upon request, shall furnish information concerning range of pressure that the Customer may normally expect at the point of service termination.

section iii - company's service lines, meters, and service equipment

General

Application for service may be made by an owner or occupant to whose building or premises the Company's steam service is available, or can reasonably be made available. Following such application, a Customer Service representative will initiate the preparation of complete engineering details of the installation of the service line and service connections, and will thereafter submit for the Customer's signature an appropriate form of Agreement for Service. Acceptance of the Agreement for Service will be subject to the Customer's compliance with all applicable rules, regulations, terms and conditions of the Company's Schedule for Steam Service.

Service Lines

Within a reasonable time after acceptance by the Company of the Agreement of Service, the Company will install a service line to a point at the property line or suitable subsidewalk space, determined by the Company to be convenient and practicable. Where a basement wall or vault wall is located at such point, the Company will extend its service line through a sleeve provided and installed by the Customer in such wall to a point immediately inside the wall. The point to which the Company so extends its service line shall constitute the point of service termination.

Steam service will be supplied to the Customer's premises through a single service line, except where for reasons of Company economy, conditions on the Company's distribution system, improvement of service conditions, or volume of the Customer's requirements, the Company elects to install more than one service line.

The Company reserves the right to determine the location of any service line, and to avoid misunderstanding, the Customer before starting work shall consult the Company as to the exact location of the point of service termination.

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Meters

The Company will determine the type, size, make and number of meters best suited to the service requirements. The Company will furnish and maintain such meters, including meter-regulating valves, when required, but they shall be installed by the Customer at a location and in a manner specified by the Company.

Service Equipment

The Company will furnish and maintain, when required in accordance with the Company's specifications, the following service equipment on the service side of the meter:
Service traps
Sediment strainers
Steam separators
Steam pressure regulators
The Customer shall install all service equipment in a manner specified by the Company.
Company Property
The service line, meters and service equipment furnished by the Company, as specified herein, shall remain the property of the Company, and will be maintained by the Company.

The Customer shall be responsible for the safekeeping of the Company's property on his premises. No person, except a duly authorized employee of the Company, shall be permitted to break or replace a Company seal or lock, or to alter or interfere with the operation of a meter or its connections, a steam meter regulating valve, steam pressure regulator, or any other item of service equipment furnished by the Company.

section iv - customer's piping and equipment

General

The Company will furnish for the information of the Customer's contractor, reference drawings and general specifications of the work to be done by the Customer on service connections and service line installed within the Customer's property. The Customer should obtain this information as one of the first steps in planning his installation. The Company's engineering representatives are available to provide supplementary information where required.

Design

For all new installations, renovations or modifications, all high pressure steam piping shall be designed by a registered architect or a licensed Professional Engineer. The responsible engineer or architect must file plans and obtain approval from the N.Y.C. Dept. of Buildings prior to a service turn-on by the company (high pressure steam is defined as 15 psi and above).

Prior to construction, the engineer or architect shall provide drawings to the company for approval of the high pressure steam system, including pressure reducing valves stations, methods of condensate disposal, supports, guides and anchors.

Pressure reducing valves and steam piping shall be installed in accordance with A.S.M.E. B31.1 Power Piping Code (latest revision).

Customer Property

The Customer shall provide suitable space, acceptable to the Company, for the proper installation, inspection, protection and maintenance of the Company's meters and service equipment, which space shall be as near the point of service termination as practicable. The Customer shall furnish, install and maintain all facilities required for his utilization of service including service stop valves, meter stop valves, primary and secondary service pressure reducing valves, meter supports, and all piping between the point of service termination and the Customer's utilization equipment. Where such facilities are associated with the delivery and measurement of service, they shall be installed and maintained in a manner specified by the Company. Where electrical supply is required for the operation of the Company's meters or meter regulating valves the Customer shall furnish and install all wiring and equipment necessary to provide such supply (except meters, relays and meter regulating valves), but the Company will make the final connection of such wiring to its electrical service.

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All pipe connections shall be installed subject to the Company's final approval before steam is turned on, and the Customer shall adapt his equipment and otherwise provide for the proper utilization of the Company's service. The Customer shall furnish, install and maintain suitable equipment for cooling of condensate to a temperature not exceeding 150°F, and suitable pipe connections for the discharge of all condensate to the sewer and shall comply with the rules and regulations of the Department of Buildings and the Department of Environmental Protection of The City of New York, and any other proper authorities.

Where a valve is provided in the service line by the Company between the curb line and property line, it is the duty of the Customer to keep the valve box cover clear and accessible at all times to facilitate operation of the valve in an emergency.

All supply valves within the building ahead of the meter shall be operated only by the Company. Only in case of extreme emergency may such valves be closed by the Customer. On such emergency closing, the Company shall be notified immediately. Only the Company shall reopen a valve closed in an emergency.

section iv - service line

Sleeves, furnished by the Customer, shall be installed in accordance with Company requirements, to protect the service line from mechanical injury or corrosion, such as where the service line passes through the building wall, through an areaway or through any unexcavated area under a structure up to the inside service stop valve. At the end of the sleeves the space between the service line and the sleeve shall be sealed by the Customer in accordance with Company requirements. The wall shall be sealed by the Customer around wall sleeves to prevent water from entering the building at the sleeve.

Service line installed by the Customer shall comply with the requirement of the Company and of the authorities having jurisdiction. Service line to be laid underground shall have beveled ends for welding, and shall be encased in a concrete housing.

Service line installed by Customers outside of buildings shall be laid underground with a minimum cover of two feet of earth. Where this cover cannot be obtained or where the line must be exposed, the line shall be protected in an approved manner.

Customer installed service piping shall pitch in a manner compatible with the pitch established by the Company's service line. Steam traps upstream of the inside service valve and Company meters shall be furnished and maintained by the Company, and installed by the Customer in accordance with Company requirements.

A leakage test, performed by the Customer's professional engineer (P.E.) or registered architect, (R.A.), in accordance with the requirements of the Company and the authorities having jurisdiction, shall be made on the Customer's portion of the service line after the joints are welded, and before the insulation is applied and the trench backfilled.

Backfill around buried service line shall consist of clean earth, and shall be free of cinders, large rocks, vegetable matter, building material debris and rubbish or other foreign matter.

Pressure Drop

The Company recommends that the Customer design his piping so that the pressure drop from the point of service termination to the meter does not exceed 2 psi for the Customer's maximum demand at an assumed pressure of 125 psig.

When required by the Customer for the adequate sizing of his utilization equipment, the Company will furnish specific information pertaining to the pressure drop of its meters.

The Company requires the Customer to install equipment that will operate satisfactorily at the minimum pressure, as well as at the maximum pressure, which may be encountered. Particular attention should be given to the choice of devices where performance is sensitive to supply pressure such as ejectors for steam turbine condensers. The Customer should inform the Company when devices installed require pressure in the range of 100 psi, or above.

section iv - adequacy and safety of installation

The Company shall not be required to supply steam service until the Customer's installation shall have been approved by the authorities having jurisdiction over the same; and the Company further reserves the right to withhold its service, or discontinue its service, whenever such installation or part thereof is deemed by the Company to be unsafe, inadequate or unsuitable for receiving the Company's service, or to interfere with or impair the continuity or quality of the Company's service to the Customer or to others.

Pressure Reducing Valve Station

Pressure reducing valve (PRV) station shall be designed and installed in compliance with ASME Power Piping Code B31.1 (latest edition). A relief device or trip valve shall be provided on the low pressure side of the system to avoid over-pressurization.

Hand operated bypass valves having a capacity equal to less than the pressure reducing valve may be installed around PRV's if the downstream piping is protected by a safety relief valve or trip valve.

Liability - Customer's Equipment

Neither by inspection or non-rejection, nor in any other way, does the Company give any warranty, expressed or implied, as to the adequacy, safety or other characteristics of any structures, equipment, wires, mains, pipes, appliances or devices owned, installed or maintained by the Customer or leased by the Customer from third parties.

Repairs

Except as otherwise provided herein, all repairs to piping and equipment shall be made by the Customer, and shall maintain the piping and equipment in the condition required by the authorities having jurisdiction and by the Company. The Customer shall give immediate notice to the Company of any leakage or escape of steam.

section v - location and installation of meters and service equipment

The Company's meters and service equipment and the Customer's stop valve shall be located:
In the cellar or basement except by special permission from the Company.

As near as practicable to the point of entrance of the steam service line.

In a space adequately ventilated, dry, free from corrosive vapors, and where the ambient temperature does not exceed 100°F (38°C).

In an accessible position in accordance with the requirements of the Company and the authorities having jurisdiction. A clear space, as designated by the Company, shall be provided around this equipment.
The Company's meters and service equipment and the Customer's stop valve shall not be located:
Where they could become a hindrance, obstruction or exposed to mechanical damage.

Under water pipes or other pipes which may be subject to sweating unless such pipes are provided with suitable means for preventing condensation from dripping on this equipment.

In any recess or enclosure unless its design and location have been approved by the Company.
The Customer shall provide a clear approach, free of any hazards, to allow the passage of the meters and associated equipment to its final location at the time of its initial installation and at any time in the future when removal or replacement of any of the above is required. Where large meters and equipment are required, the Customer shall provide elevators, lifts, or ramps of adequate strength, or hatchways of adequate size, for passage of the meters and the equipment.

Meters supported off the floor by the piping run shall be located so that the center line of the meter piping is a height of approximately 6 feet where practicable, but in no case more than 8 feet or less than 4 feet above floor. Meters supported from the floor shall be installed in accordance with Company specifications. Meter piping runs and floor supports shall be so installed that the meter is plumb and level.

Supports for Company and Customer's equipment and meter piping shall be securely fastened in a manner acceptable to the Company. It is recommended that bolts and expansion shields and anchors be used on brick, stone and concrete walls and ceilings. The Company will not accept nails, wood plugs or dowels as a means of fastening such supports.

section vi - changes in customer's requirements

Load Increase or Decrease

The Customer shall give the Company reasonable advance notice of intention to increase or decrease his load. Changes and alterations to provide proper metering in such cases shall be governed by the requirements applying to new installations.

Any upgrade or replacement of PRV station shall be in compliance with ASME Power Piping Code B31.1 (latest edition) on District Heating and Steam Distribution systems.

Change in Location of Existing Service Facilities

Any change requested by the Customer in the point of service termination or location of the service pipe, provided such change is approved by the Company, will be made at the expense of the owner or occupant of the premises, who shall pay in advance the Company's estimated cost of such change.

Changes in the location of the Company's meters or service equipment shall be governed by the requirements applying to new installations.

Removal of Company's Equipment During Building Alterations

When necessary for building alterations and upon suitable advance notification to the Company, the Company will shut off service and remove its meters and service equipment to protect them from damage and to expedite such alterations. Meters and service equipment shall be reinstalled under conditions governing new installations.

Demolition

No building demolition shall be started until the Company's meters and service equipment have been removed and the steam service has been cut off outside of the structure to be demolished.