



Master Specifications 2023

PART 1 - PROFESSIONAL FLUSHING AND CLEANING SERVICES PERFORMED BY:

- 1.1 PurgeRite, a third-party flushing company, will be used for flushing and cleaning of the HVAC related piping.

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PART 2 - FLUSHING & CLEANING OF CARBON STEEL PIPING SYSTEM

2.1 OVERVIEW

- A. After the mechanical contractor has tested the piping, it is to be flushed and cleaned for service. Provide a complete water flushing and cleaning of the closed loop chilled and hot water systems as specified herein. Systems must be commissioned as clean and meet water treatment specifications.
- B. All chilled, and hot water piping and related equipment shall be thoroughly flushed out with pre-cleaning chemicals designed to remove deposits such as pipe dope, oils, loose rust, mill scale, and other extraneous materials. Recommended dosages of pre-cleaner chemical products shall be furnished by water treatment supplier, added, and circulated throughout the water systems. The water system shall then be diluted and final flushed thoroughly until no foreign matter is observed and total alkalinity of the water is equal to or better than that of the make-up water.
- C. All temporary connections required for flushing, cleaning, purging, and circulating shall be included. Provide suitable pipe bypasses at each coil and heat exchanger during the flushing and cleaning operation.
- D. Flushing equipment will include a pump(s) and inline filtration, that will meet or exceed the volume required to flush and purge the system at the required velocity rate through the largest pipe. Pump curve will be submitted along with other important documentation for the related equipment on the unit. This will include, at minimum, filtration type, flow meter(s), pressure gauges, and unit description or picture. All operators will comply with all safety regulations of the project site. The flushing operation will be manned continuously during the flushing process.

2.2 FLUSHING PROCEDURE

- A. **Pre-Flush** – Bypass loops should be installed in front of any strainers and control valves at all equipment components when possible. Coordinate with PurgeRite for proper sizing and placement of bypasses and flush ports.

1. Bypass or install temporary strainer elements in front of pumps, tanks, solenoid valves, control valves, and other equipment where permanent strainers are not indicated that are not bypassed. Keep these strainers in service until the equipment has been tested, then remove either entire strainer or straining element only. Fit strainers with a line size blow-off valve. Strainers should be removed when external flush pumps are used in conjunction with filtration.
 2. Flush ports should be identified along with the type of high-pressure or other hose/piping that will be used to connect to the system. The water source should be identified and must be adequate to fill and make up water in a timely manner to the system during the flush process. A water dump location should be identified as well, which is usually the sanitary.
- B. **Clear Water Flush** – Fill the piping system with clean potable water. The first flush is a clear water flush intended to circulate water through the system and force loose debris to low point drains and filtration system. This flush should be at minimum of 5 ft./sec. throughout. Filtration should be 50 microns at minimum. This flush shall continue until the system water is comparable to the make-up water. Iron content should be under 2.0 ppm.
- C. **Cleaning & Passivation** – The second flush cycle is a combined flushing cycle where cleaning and passivation chemicals are introduced into the system to clean the oils and treat the inside wall of the piping system. This process will be monitored by the chemical treatment company to meet the chemical specifications of the water. The cleaning velocity should be between 3-5 ft./sec. throughout. The circulation duration will be based on the chemical testing—24 hours at minimum.
- D. **Final Rinse** – The system will be continuously flushed while discharging chemicals into the approved sanitary system. As the existing treated water is being discharged, a freshwater make-up source will be utilized to ensure air is not introduced into the system. Continue to drain the system while adding domestic water to dilute the treated water. The chemical treatment company will monitor the outgoing water composition and compare the composition with the incoming water. Flush with fresh water until the conductivity is reduced to that of the make-up water and iron meets specifications. The final system water should be approved by the chemical treatment company. Filtration should be 5 microns at minimum.
- E. **Final Chemical Fill** – Once the chemical treatment company has determined the system has been brought back to the correct composition, the chemical treatment company will inject the final chemicals into the system. Once the system is filled with the final chemicals it is important the water is not left stagnant.
1. Verify satisfactory completion of clean piping and a final flushing and chemical treatment report should be submitted by field personnel. The report should include at minimum, project name, date, location, parties involved, type of pipes treated, scope summary, flows, durations, and other relevant information.
 2. Cleaning chemicals, procedure, water testing, reporting, and consultation must be provided by a qualified water treatment company specializing in this type of work.

PART 3 - FLUSHING AND CLEANING OF PEX-A, POLYPROPYLENE, OR HDPE PIPING SYSTEM

3.1 OVERVIEW

- A. After the mechanical contractor has tested the piping, it is to be flushed and cleaned for service. Provide a complete water flushing and cleaning of the piping as specified herein. Systems must be commissioned as clean.
- B. All temporary connections required for flushing, cleaning, purging, and circulating shall be included. Provide suitable pipe bypasses at any equipment or building during the flushing and cleaning operation.
- C. Flushing equipment will include a pump(s) and inline filtration, that will meet or exceed the volume required to flush and purge the system at the required velocity rate through the largest pipe. Pump curve will be submitted along with other important documentation for the related equipment on the unit. This will include, at minimum, filtration type, flow meter(s), pressure gauges, and unit description or picture. All operators will comply with all safety regulations of the project site. The flushing operation will be manned continuously during the flushing process.

3.2 FLUSHING PROCEDURE

- A. **Pre-Flush** – Bypass loops should be installed at all equipment or building components. Strainers should be removed when a self-contained purge unit is used in conjunction with on board filtration. Flush ports should be identified along with the type of high-pressure hose / piping that will be used to connect to the system. The water source should be identified and must be adequate to fill and make up water in a timely manner to the system during the flush.
- B. **Clear Water Flush** – Fill the piping system with clean potable water. The first flush is a clear water flush intended to circulate water through the system and force loose debris to low point drains and flush cart filtration system. This flush should be at minimum of 5 ft./sec. throughout. Filtration should be 5 microns at minimum. Minimum duration should be calculated using a formula of 1 hour per 1000' of linear pipe and until system water is comparable to make up water source. The minimum circulation time should be 1 hour, regardless of the length of pipe.
- C. **Final Chemical Fill** – Once the chemical treatment company has determined the system has been brought back to the correct composition, the chemical treatment company will inject the final chemicals into the system if required. Once the system is filled with the final chemicals it is important the water is not left stagnant.
 - 1. Verify satisfactory completion of clean piping and a final flushing report will be submitted by field personnel. The report will include at minimum, project name, date, location, parties involved, type of pipes treated, scope summary, flows, durations, and other relevant information.