

Summary of Modifications/Changes in this Update

This Summary of Changes is for information only.
It is not a part of the referenced document, and should not be used for project documentation.

U.S. Department of Veterans Affairs ♦ Office of Construction & Facilities Management

DATE OF THIS VERSION:

September 1, 2023

TITLE OF DOCUMENT:

LOW-PRESSURE WATER HEATING BOILERS, 23 52 25

DATE OF VERSION BEING SUPERSEDED (old):

November 1, 2021

DESCRIPTION OF DOCUMENT (previous title, number, other identifying data):

LOW-PRESSURE WATER HEATING BOILERS, 23 52 25

SUMMARY OF CHANGES IN THIS VERSION:

1. Natural gas pressure regulator to iron body.

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DATE OF THIS VERSION:

November 1, 2021

TITLE OF DOCUMENT:

Section 23 52 25, Low-Pressure Water Heating Boilers

DATE OF VERSION BEING SUPERSEDED (old):

August 1, 2021

DESCRIPTION OF DOCUMENT (previous title, number, other identifying data):

No change

SUMMARY OF CHANGES IN THIS VERSION:

1. Removed cast iron from the specification and replaced with cast steel.

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DATE OF THIS VERSION:

August 1, 2021

TITLE OF DOCUMENT:

Low-Pressure Water Heating Boilers, 23 52 25

DATE OF VERSION BEING SUPERSEDED (old):

April 1, 2020

DESCRIPTION OF DOCUMENT (previous title, number, other identifying data):

Low-Pressure Water Heating Boilers, 23 52 25

SUMMARY OF CHANGES IN THIS VERSION:

1. Updated fuel train information and arrangements
2. Updated reference to NFPA 85
3. Updated and clarified safety device compliance and testing requirements in accordance with VHA Boiler Plant Safety Device Testing Manual.

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DATE OF THIS VERSION:

April 1, 2020

TITLE OF DOCUMENT:

Low-Pressure Water Heating Boilers, 23 52 25

DATE OF VERSION BEING SUPERSEDED (old):

August 1, 2017

DESCRIPTION OF DOCUMENT (previous title, number, other identifying data):

Low-Pressure Water Heating Boilers

SUMMARY OF CHANGES IN THIS VERSION:

1. Provided a SPEC WRITER NOTE on the first page for updating and editing the Applicable Publication list. (Provide the year of latest edition to each publication listed in Article 1.3 APPLICABLE PUBLICATIONS.)
2. Coordinated the Sections title through out the body of the section (PART 1 - GENERAL, PART 2 – PRODUCTS and Part 3 – EXECUTION).
3. Rearranged the sections accordingly and revised the list under Article 1.2 RELATED WORK.
4. Corrected the section titles throughout this section to match the master list on the TIL.
5. Added the following SPEC WRITER NOTE in Article 1.3 APPLICABLE PUBLICATIONS. (Insert the year of approved latest edition of the publications between the brackets and delete the brackets // // if applicable to this project.)
6. Updated the date of the Applicable Publications and left the brackets in place for the Spec Writer to take an action.
7. Corrected misspelled words and made general minor revisions.

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DATE OF THIS VERSION (new)

August 1, 2017

TITLE OF DOCUMENT (new title if applicable):

Low-Pressure Water Heating Boilers, 23 52 25

DATE OF VERSION BEING SUPERSEDED (old):

May 1, 2010

DESCRIPTION OF DOCUMENT (previous title, number, other identifying data):

Low-Pressure Water Heating Boilers, 23 52 25

SUMMARY OF CHANGES IN THIS VERSION:

1. Throughout – Specification has been changed significantly to limit the hot water boilers to only type that can be made compliant with NFPA 85 (e.g., requiring separate flame safeguard control systems and independent burner management system with PLC) and that can burn multiple fuels, with propane now included as a possible back-up fuel. The spec writer is required to consult with OCAMES and CFM if any other type of hot water boiler is to be used.
2. Throughout - Coordinated abbreviations and acronyms used in this section with a complete list now contained in specification sections 22 05 11, 23 05 10, and 23 05 11.
3. Throughout - Changed all references of “Resident Engineer”, “RE”, and “COTR” to “COR”, which is the list of abbreviations in sections 23 05 10 and 23 05 11.

4. Throughout – Placed brackets around paragraphs containing content referencing seismic specifications or instructions, so that the spec writer is more likely to intentionally include or remove this content for the project’s seismic zone.
5. Throughout – Replaced words or phrases like “are not allowed” or “are not permitted” with “are prohibited”.
6. Throughout – All units were placed in consistent format with Metric units first and English units second, and the numerical value conversions were checked.
7. Throughout – Added references to the VHA Boiler Plant Safety Device Testing Manual.
8. Part 1 – The general format and content was updated to match the VA standard format desired for Part 1.
9. 1.2 – Updated “Related Work” section.
10. 1.3 – Updated and supplemented “Applicable Publications” section and verified most recent versions of the publications on the list. This also affected portions of the body of the specification.
11. 1.3 – Specification now references ASME BPV Code Section IV.
12. 1.4 – Section is edited to be more specific about a variety of submittal requirements.
13. 1.5 – Added requirement to provide evidence of using the boiler/burner combination on previous projects, and to require on-site verification of factory testing.
14. 1.6.L – Added brackets around references to Division 23 Commissioning specification section.
15. 2.1 – Section edited significantly to require all hot water boilers to comply with NFPA 85 and be dual fuel capable, which eliminates all condensing boilers, all water tube boilers, fintube, and sectional boilers, and leaves only fire tube boilers in the specification.
16. 2.5.D – Changed NEMA 1 enclosure to NEMA 4 enclosure.
17. 3.1 – Added subparagraph about rework required if COR deems work unsatisfactory.
18. 3.4 – Added requirements for Startup and Testing.
19. 3.5 – Edited requirements for Commissioning.