MAINTENANCE OF ELECTRICAL INSTALLATIONS

Ву

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1. ABSTRACT

This paper considered the maintenance of electrical installations by identifying the types, the components and the various possible schemes of maintenance. It went ahead to consider various aspects of the installation, various faults and possible remedy. The paper did not however deal exhaustively with certain aspects of electrical installations – more especially special installations for power stations, closed systems/alarms, substations, earthling, instruments, safety and meters. However, the paper adequately dealt with the fundamentals as a springboard to handling such other systems.

2. <u>INTRODUCTION</u>

By electrical installation we mean the sum total of the wiring subsystem, the various components (switches, lamps, fuses, CBs, motors, poles, transformers, generators) for a particular purpose. These can either be of the domestic or industrial types and such other special ones like marine, aviation etc for the purpose of providing lighting and for power requirements. Irrespective of the type common features abound. For the purpose of durability, reliability, safety and cost effectiveness there is need to take proper care and pay adequate attention to such installations. Also there is the need to protect the environment within which these installations are provided. The aforementioned is the business of maintenance so that the desired aims and objective of the installation would be attained. Various practices exist for the maintenance of electrical installations viz: breakdown (or corrective maintenance), preventive maintenance (scheduled, condition monitor, condition based) and design-out (or improvement) maintenance respectively. It is therefore of essence that the maintenance personal adequately trained that thorough must of necessity be understanding/knowledge of the system is at his/her disposal. This will guarantee

effective maintenance practice and management of the system such that availability will be guaranteed. Aside availability also, maintenance (which may involve repair, replacement or renewal of the system) will ensure that the installation functions at all times or most of the time as though it was new.

3. **ELECTRICAL INSTALLATIONS**

3.1 TYPES

They can generally be grouped as domestic, industrial and special installations respectively. Also these can be of the temporary or permanent type of installation. Irrespective of the type of installation the basic parts/components are about the same.

3.2 **COMPONENTS**

The make up of any electrical installation will include the controls (switches, sockets), the cables, the protective components (fuses, breakers), meter's (energy meters, voltmeters, ammeters as the case may be); other accessories (saddles, clips, lamp holders) and the load points (lamps, cookers, water heaters, airconditioners etc). Maintenance will therefore be a function of what aspects are considered. However, the application of a certain maintenance scheme often times will be a function of the overseer of the installation and/or the corporate objective of the firm. Also for some heavy installation, transformers/substations will be involved.

4. MAINTENANCE SCHEMES

The name of the various schemes is a function of the desired goal and include: breakdown or corrective; preventive (scheduled, condition monitor, condition based) and design-out or improvement maintenance scheme respectively.

4.1 BREAKDOWN OR CORRECTIVE SCHEME

Here the system or component is allowed to fail before any attention is given to it. Electric lamps, loosely suspending lamp holders etc suffer this fate.

4.2 PREVENTIVE SCHEME

Irrespective of the sub-type, the system/component is routinely checked and any observed abnormalities are promptly attended to before failure occurs such as in the spring mechanisms of certain gear switches.

4.3 **DESIGN-OUT SCHEME**

This scheme aims to eliminate the cause of maintenance (whereas the earlier schemes aim at minimizing the effect of failure). This scheme therefore has a high scientific value and overall cost implications since it encourages the elimination, modification or replacement of certain parts that hitherto were problematic.

5. MAINTENANCE OF ELECTRICAL INSTALLATIONS

It worthy to note here that natural aging, wear and tear beside maloperation of electrical installations are responsible for all the possible problems that may hereinafter be catalogued. Also how easy or difficult it is to maintain the installation is a function of how well or how bad the installation was effected. This in turn will dictate the extent of maintenance (repair, replacement or renewal) to be carried out. In very bad situations though, it will be very necessary/economical to replace the entire installation.

Generally, to maintain the system/component, one may need to carry out physical examination, tests (pr-repair/post repair) and take appropriate notes before and after each exercise. This will ensure continuity, and certainty and efficiency.

5.1 MAINTENANCE OF LIGHTING INSTALLATIONS

These include fittings, fans and all low power appliance (shavers etc) circuits.

5.1.1 MAINTENANCE OF SWITCHES, CEILING ROSES AND LAMP HOLDERS

1. SWITCHES

Common types include ON/OFF, push button, dimmer, rotary etc. The basic requirements/component parts are the same. Its function is to open or close the particular circuit. However they require infrequent checks/maintenance. The commonest fault is loose connection due to improperly screwed screw which may lead to sparking, interference, improper performance of lighting fitting (semetimes leading to burnout). The remedy is to fasten the screw and/or replace the switch. Other faults include broken contact, broken ceramic casing, stiffness etc. Note that the switch quality will necessitate some of these problems. Bad

quality switches must be replaced with good ones. In switches with spring controls (such as a tumbler switch), grease maybe applied from time to time in order to enhance it operation.

2. LAMPHOLDERS

This holds the lamp in place properly such that the lamp experiences uniform pressure and also makes the required contact. This guarantees some life to the lamp. A lampholder that does not meet this standard must be replaced.

3. CEILING ROSE/JUNCTION BOXES

Ceiling rose serve as inter-links to lamps. Junction boxes serve as take-off sources/continuity points for some circuits. In both units there maybe loose connections resulting in sparking. This may burn the insulating ceramic casing. In case of loose contact, rescrew and replace all burnt units.

5.1.2 MAINTENANCE OF LAMPS

Lamps include filament (tungsten filament type) and discharge (fluorescent, high pressure mercury- vapor, sodium vapour) types respectively. Other lamps include high voltage sign and tungsten-halogen lamps. The light output from a lighting fitting is reduced by absorption by the fitting itself, by the wall and by the surface of the ceiling. Also, due to accumulation of dirt on reflecting surfaces and aging of the lamps, the amount of useful light is reduced, hence the need for maintenance.

Maintenance is required when the lamp ceases to light. The cause(s) of this is a function of the type of lamp and maybe due to the lamp itself and for fluorescent fitting, it maybe due to a fault in the auxiliary equipment (choke, starter, etc). Also, in large installations, fittings maybe installed at not very accessible positions. In such cases, group replacement of all lamps is recommended at regular prescribed intervals. At such intervals also, cleaning of fitting, is recommended. Failure in some lamps maybe due to an open circuit (high impedance across the choke) or short circuit (low impedance across the choke).

Table 1 shows possible symptoms and possible causes of fault in fluorescent lamp circuits. Discharge lamp circuits have cokes and capacitors and

thus the fault symptoms, cause and recommendable cure may inadvertently be the same. Appendix I details some common problems and remedies for fluorescent Lamps.

6. MAINTENANCE OF POWER INSTALLATION

6.1 MAINTENANCE OF HEATING SYSTEM

These include:

1. Air Heaters

- (i) Storage or Indirect: Storage radiators, centrally sted warm air units, and underfloor warming.
- (ii) Direct Systems: Radiant fires, panel heaters, tubular heaters, oil-filled radiators, convector, fan, infra-red and ceiling heaters respectively.

2. Water Heating Systems

- (i) Immersion Heaters
- (ii) Electrode Heaters
- 3. Non-pressure storage Heaters
- 4. Instantaneous Water Heaters

Generally, heater installations may have the following components: heating element (heat source), heat exchanger, insulator, cables, switch control etc. In some types heat control (thermostats etc) are included. Central heating systems may incorporate grill, pipework, valves etc. From the aforementioned, maintenance of heating system will be a function of that component or subsystem that is faulty. This range from a faulty heating element, leakages due to break in power cable/heating element, or the insulating or refractory material. Due to the latter, excessive heat may be lost. Also, uneven heat distribution may be due to localized heating (resulting from break in parts of the element, poor grill orientation or faulty enhancement fan) in forced heating systems.

6.2 MAINTENANCE OF SWITCHGEARS, CHANGEOVER SWITCHES AND ISOLATING SWITCHES

In the absence of factory problems during design, manufacturing and/or assembly or transportation, these units hardly give problem. The same is true if

they are properly installed. However, even with the above such switches suffer due mainly to improper handling and installation respectively.

6.2.1 IMPROPER HANDLING

This has to do with the manner of switching itself. Most knife edge switches require to be homed-in if the contacts are to carry their rated currents. Most changeover switches and the like require to be homed-in after the handle has been moved and the failure to do this has resulted in several burnout of terminals especially in fully loaded heavy duty industrial changeover switches usually installed in very large establishments, factories etc. Note that inability to home-in properly maybe due to stiff springing mechanism(s) or loose contacts.

6.2.2 IMPROPER INSTALLATIONS

Improper terminations usually involving terminals that are not properly tightened leads to arcing. This results in excessive heating which finally fuses the threads and ruins the terminal block. Also, unnecessary vibrations may result in loose contacts.

6.3 **DISTRIBUTION BOARDS**

Various types exist namely: MCB (Miniature Circuit Breaker) Boards and fuse Boards. In choosing the appropriate MCB or fuse size overloads should be avoided by using at all times the correct fuse and/or circuit breaker rating. With additional loads, expansion of the board/or circuit should be embarked upon.

From time to time, short circuits may occur within the board (just like in junction boxes in lighting installation) due to an electrocution of a wall-gecko or rat or cockroach in the vicinity of the installation. To rectify such a fault may just require the removal of the electrocuted prey replacing the fuse or resetting the CB though if the board had been properly installed and the board cover securely in place, this fault might have been avoided.

6.4 **SOCKET OUTLETS**

Many outlets abound in the installation ranging from 5A to 15A at homes, offices and factories though the most common power socket outlet is rate 13A. The most common fault that can be experience is non-tightness of screw terminals. This may result in excessive voltage drop when supply is required of the socket. Re-tightening of the screw may remedy the situation otherwise, the entire socket unit maybe replaced. It is worthy to note that very bad quality units

exist in the market today resulting in damage due to excessive heat on the insulating casing and the contacts respectively. Such must be discarded and replaced.

7. MAINTENANCE OF CABLES

Cables are suppose to deliver rated current at full-load and at all times without overheating and excessive voltage drop. Many types of cables abound made up mainly of the conductor(s) and an insulating sheath(s) as the case maybe. It is required at all times that the cable be properly sized and installed to avoid over heating and excessive volt drop. Overheating may damage the insulation resulting in leakage of current to an otherwise dangerous area. This may also result in a short/an open in the conductor.

8. MAINTENANCE OF MOTORS

Motors have been used for various drive operations today and they form a very vital basis for automation mass productivity in the industry. The importance of motors cannot therefore be over emphasized whether of the a.c. or d.c. types, single or three phase respectively. Their maintenance is a function of the component that is faulty and the symptoms and remedies are as detailed in Appendix II.

9. **CONCLUSION**

Electrical installation is very extensive and more involving than has been handled in this lecture. So too is the maintenance aspects. However, the paper has adequately covered fundamentals on most issues as they concern electrical installations. It is the view of the writer that proper training, installation and operation of such installations will go a long way to preserve the system. However, the undue presence of very inferior electrical components and ascessories in the market has seriously affected on the practice and has even complicated maintenance management. However, with new and adaptive trends, there is some hope in the direction and business of equipment and infrastructure maintenance and management.

10 REFERENCES

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APPENDIX IA

If a fitting fails to operate correctly, check as follows:		
Step Item	Tests to be applied	
I. Supply and fuse	Check supply voltage at input to fitting. Check polarity of incoming supply and ensure frame is earthed. If the has blown, suspect circuit or components and find the fault before replacing time.	
2. Lamp	Check lamp in a good fitting and if proved faulty replace with a new lamp. Remember, never try a new lamp in a fitting which has faulty components or circuit.	
3. Circuit	Examine wiring inside the fitting and if possible check against the wiring diagram. Check insulation resistance between the circuit and the metal frame of the fitting. The resistance should be above 2 megohins. If an earth fault is fuund, trace the cause, and replace the component.	
4. Ballasts Chokes	Examine for signs of overheating, if possible check continuity of windings and insulation resistance. Compare the impedance or inductance against a good replica.	
5. Capacitors	Examine for leakage or damage. If possible check the capacitance and check that the discharge resistor has a value between 1-1 megohin. The institution resistance between case and terminals should be above 2 megohins.	
6. Starter Switches	Check operation of starter in another good circuit and, if found faulty, fit a new replacement.	
7. Ambient Conditions	Remember that normal thorescent littings may overheat if the surrounding temperature is above 30-35°C. Lamp starting may be difficult with some types of circuit if the temperature is pelow 5°C.	

Fault Finding in Switch Fluorescent Lamp Circuits Faults most likely to cause ; a symptom are marked: *; other possible fault, are indicated: × Faulty p.f. capacitor Faulty choke Faulty wiring or circuit Faulty lamp Air leak or cracked inp does not attempt to Lamp flashes on and off Lamp ends glow steadily but lamp does not start int glow at one end of amp-lights but is dim Lanip takes excessive × × × mature end-blacken-× ote overhead × Z, × Supply fuse blown lamp electrodes fused × w power factor × × cessive radio interfer CHOKE CAPACITOR CIRCUIT LAMP Kiherk operation of in coul circum and it faulty, lit new replaces Check circuit against wiring diagram; examine all connections and terminals. Check furer, supply voltage and, if possible, usuitation resistance of complete fitting heek insulation resist-uce, continuity and, if while, impetiance, thate sure tapping and sung are correct Check lains in qual strails and if proved faulty replace with a new lamp; see note below Remember: Ne whamp in a circuit which has symptome suspect circuit or composition. If, or I until it has been established that components or circuits are not faulty not fault before replacing fuse 10 APPENDIX IC Fault Finding in Switchles Fluorescent Lamp Circuits Faults most likely to cause a symptom are marked: ; other possible faults are indicated: X Faulty lamp Faulty quick-start Faulty choke Faulty p.f. capacitor Faulty wiring or circuit 8 Ĭ 5 L'ault in lampholde circuited wiring :1 <u>=</u> : X Short circuit Ĭ Air Icab Wrang , no ques Brokes Faulty Crossed Earth Open 4 Į, 2 ž stendily se end of lamp × -=== ı dim · 🐈 🖫 × × × quick-star × LIMP CAPACITOR CIRCUIT proved faulty replace Check, if possible, insulation resistance and capacitance measure value of discharge Never try a new larap in a circuit v If supply fine has blown suspect c

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Check that all holding-down bolts are tight; if direct coupled, look for the cause in the driver-machine; uncouple the motor and check when running light.

This trouble may be met with when replacement brushes are fitted; the whole contact area of the brush must 'hed' positively on the commutator.

This is extremely unlikely to happen after a motor has been running satisfactorily; after a re-skim it may be discovered that the commutator is not true, or the fault may be discovered that the commutator must be turned true as a cure.

The obvious correction is that the brush-rocker must be rotated to its correct position as previously described.

This again is an unlikely occurrence in the normal run of events, but one which would cause permanently bad commutation. The best way to tackle a job of this description is separately to exent the field system, and then check the volt drop on each coil; the drop should be approximately the same, and any serious deviation, i.e., a low reading on one coil, will give an indication of the faulty unit.

This fault will give a very poor commutation on load and is rectified by reconnection as given in a previous example.

Various grades of brushes are fitted depending on the voltage, design and size of a machine. Always fit the grade of brushe recommended by the maker. (h)

recommended by the maker.

3-PHASE MACHINES.

The motor refuses to start. Open circuit in the line brought about by blown fuse-elements, etc.
Open circuit in the motor stator winding.
Open circuit in the rotor winding with a slip-ring motor. Ible Cause Open circuit in the rotor winding with a injurying motor. Check line voltage with a voltimeter and examine for blown fuse-elements. Test the stator circuit for continuity by means of a 'mexeer' or test lamp. Test the rotor circuit for continuity, including the rotor winding itself.

The motor attempts to start but runs slowly and rapidly overfleats. cath

One phase short circuited or earthed. Overload at starting. ible ше

Overload as starting.

Test for a short circuit or for phases down to earth; these faults can only be remedied by a winding repair.

Examine the driven machinery with a view to finding out what has brought about the increased starting load. ification

On load, the motor overheats. cati ibic

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load, the motor overheats.

Overload.
Excessive amount of the ordinate of the services.

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The motor starts with difficulty, and when load is applied there is an excessive drop in speed. 'cati-

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Rectification

Examine the rotor for cracks or loose bars.

Test across all three slip-rings for equal voltage drop; examine the mixtor starter for breaks in the rotor circuit; examine

5. Indication

On closing the main switch, fuse-elements are blown or the main circuit-breaker trips. Do not immediately replace fuse-elements or circuit-breaker, and try again. First look for a possible cause, there is a reason for everything.

Possible Cause

(a) A short circuit between stator phases or an earth.
(b) A short circuit in the leads between the main switch and the A short circuit in the leads between the main switch and the starter.

The slip-rings of a slip-ring motor are short circuited.

Some fool has left the starter handle tied over in the full 'on 'position.

Rectification

position.

Test for a short circuit or earth as previously described.

Test for a short circuit in the connecting leads.

This can best be discovered by lifting the motor brushes and applying a reduced voltage to the stator; if the motor rome at all then a short circuit exists.

Ciet the under-voltage release coil repaired at once; this malpractice of locking the starter handle over should always be stamped on, as it cuts out any vestige of under-voltage and over-load protection to the mutor.

APPENDIX ITA

Common Faults and Their Rectification

The following notes are intended to act as a very general guide to the observation of the more common faults likely to be met. Briefly, the observations fall into two classes: (A) The installation of new or repaired motors, (B) Apparent faults after a period of

(A) THE INSTALLATION OF NEW OR REPAIRED MOTORS

Indication

At starting, excessive heat-is generated in the rheutatic starter accompanied by a current surge on the last stud which probably blows the fuse-elements.

Possible Cause

Rectification

(a) The starting conditions are too heavy for the starter.

(b) There is a break in the field circuit.

Check he starting current, and either install a larger starter or reduce the starting load.

Check for continuity of field circuit both in the mutor and in the external wiring.

2. Indication

Possible Cause Rectification

At starting, as the starter handle is moved over, the motor runs first in one direction, then stops and reverses direction of rotation. The compounding is reversed.

The compounding is reversed.

Re-connect and check polarity of shunt and series windings.

Indication Possible Cause On load, the motor overheats.

The load is too much for the motor.

Recufication

Read motor current with an ammeter, check with the rating-plate, and either install a bigger motor or reduce the driven load.

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Wr., i would be a volumeter, character, and would be it in accordance with the momenter, check the armature cont, and if in excess, with an ammeter, check the armature cont. And if in excess, reduce the driven load or install a larger motor. Check connections and test the predetty of the compoles with a motor these should be the same polarity of some pass needle; with a motor these should be the same polarity as the preceding main pole taken in the direction of rotation. See that the brushes are in the neutral position; this position is attained when the white line on the brush-rocker is conjudent to the white line on the end-shifts. The white line of the end-shifts with the white line of the end-shifts. The white line of the end-shifts with the white line of the end-shifts.

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-1:Indication	IES.
	The motor refuses to start.
Possible Cause	(a) Open circuit in one of the lines: resulting in single-phase connection.
erana en	(5) Breaks in the rotor circuit with slip-ring motors.
Rectification	(a) Check line voltage with a voltmeter and examine for blow fuse-elements.
*	(b) See that rotor circuit is complete from brushes to starter.
2. Indication	The rheostatic starter of a slip-ring motor becomes excessively hadring the starting period.
Possible Cause	 (a) The rheostat is not large enough for the starting conditions. (b) The starter has not been ordered to suit the rotor volts and amp (c) Oil has not been put in an oil-immersed starter.
Rectification	(a) Measure the starting current, and either change the flarer reduce the starting load.
	(b) Check that the rotor volts and amps, are the same for both more and starter.
	(c) Fill to the required level with insulating oil.
3. Indication	On load, the motor overhears.
Possible Cause	The load is too much for the motor.
Rectification	Read motor current with an ammeter, check with rating-plate are either install a bigger motor or reduce the driven load.
4. Indication	Starting difficulty coupled with excessive slip on load.
Possible Cause	 (a) Wrong voltage. (b) Motor being run in the star connection instead of delta connection
Rectification	(a) With a voltmeter, check that the supply voltage is in accordance with the motor rating-plate.
	(5) Make the necessary alteration to the motor connections.
	IT FAULTS AFTER A PERIOD OF SATISFACTORY SERVICE
D.C. MACHINES	
1. Indication	The motor refuses to start.
Possible Cause	 (a) More often than not line trouble, usually a blown fine-element. (b) Worn and sticking braishes. (c) Break in motor field circuit. (d) Bearing seized in driving machine.
Rectification	(a) Examine and replace fuse-elements where necessary. (b) Clean, and replace worm brushes, they should be a sliding fit:
	the 1. 1-boxes and there should be good commutator contact. (c) thech in field oil it for continuity—do not forget to include it shared in find circuit set.

	Possible Cause	 (a) More often than not line trouble, usually a blown fire-element. (b) Worn and sticking brushes. (c) Break in motor field circuit. (d) Bearing seized in driving machine.
	Rectification	(a) Examine and replace fise-elements where necessary. (b) Clean, and replace worth brushes, they should be a sliding fit is the 15-boxes and there should be good commutator contact. (c) Clean, and Feld of the for continuity—do not forget to include the souther. In this question the inaction of the forest the forest the inaction of the forest the f
2.	Indication	neosonic starter
	Possible Cause	(a) this in the end circuit. (b) this emotor or starter. (c) The brush-rocker has moved from the correct position.
	Rectification	(a) Check the whole field circuit for continuity. (b) Disconnect the motor and starter, lift the brushes, and with imager test the armature, brushes, fields and starter for earth. (c) Rec. by the brush position: should, by any chance, the marking the brushing place of the armature at have become obliverated, they are roughly the brushes should market the commutator bar op,

Marter. 4. Indication 4. The motor gives an erratic starting performance and takes an excessive current both at starting and running. The armature windings have developed a short circuit. Repair is inevitable; a rough and ready check on this state of affairs can be carried out as follows: raise the brushes from the commutator and move the starter handle right over, thus fully exciting the fields. Remove belt and rotate the armature by hand, and if the armature is short circuited considerable resistance to rotation will be felt at two or more particular points on the armature surface. 5. Indication On load, the motor overheats. Possible Cause The load is too much for the motor. Read motor current with an ammeter; should this be excessive, then check over the driven load and endeavour to find out what has brought about the intreased load. 6. Indication On load the motor takes excessive current, and it is observed that certain armature coils heat up after a short run. Possible Cause Commutator bars are short circuited. Examine the commutator for a short circuit caused by foreign material Rectification -should all the bars be separated by clean mica then the fault is internal and the commutator and/or armature winding must be repaired. 7. Indication The motor sparks excessively with a 'climbing' type of spark; the mica between certain commutator seements is burnt. Possible Cause This is almost certain indication of an open circuit in the armature. Examine the armature to commutator connections for breaks, if a Rectification break cannot be seen then the fault is in the armature winding. 3. Indication On load, certain brushes overheat and spark, when others remain Possible Cause Brushes of varying grade have been fitted. Replace the wrong brushes; for a given machine all the brushes should be of the same grade and quality. Rectification On load, the motor sparks, with the result that the commutator is 9. Indication blackened. Possible Cause Protruding commutator bars of high micas. Incorrect spacing of brushes. (c) Brushes sticking in brush-boxes. Vibration. Brush not bedding properly.

continuent or out of truth.

Brush-rocker misplaced.

A field one may be be must Compoles wrongly or Wrong bereit aten. This fast ... usually be detected by sound or by per-Rectific. . . on... ere the commutator surface when the machine ining. If the fault is a 'high' mica, this can be cured by undecenting; on the other hand should protruding commutator bars be the trouble, then the commutator will have to be re-tkimmed. This may happen after a repair, the point to bear in mind is that the brushes on two adjacent brush-holder arms must be spaced exact!" a pole pitch apart; a very small deviation will result in

a comfortable sliding fit in their boxes.

The motor refuses to start on the first few starter stude, then middenly races away. Excessive burning of the starter stude is observed.

Possible Cause Some of the starter resistors are burnt out and open circuited. Rectification Either have the resistors rewound or replace with a new rheosta

Indication

can be resorted .o.