

Evaporative Cooler - Greenhouse

Activity		Type Of Service				
		A	B	C	D	E
Last Issue Date: 03/11/2020						
1	ELECTRICAL: a) Carry out a visual inspection for obvious damage to the equipment. b) To the unit frame and pump shaft test the earthing continuity to AS3000 (hard wired). Note: The tests are to be done before and after isolation, and after re-instatement.		Y	Y	Y	
2	Check unit for excessive noise & vibration.			Y	Y	
3	Check fan shaft bearings for excessive noise and lubricate every 4 years or as recommended by the manufacturer.			Y	Y	Y
4	Check motor bearings for excessive noise.			Y	Y	
5	Check anti-vibration mounts for signs of deterioration.			Y	Y	
6	Check condition of fresh air filters, mesh and clean.			Y	Y	
7	Check all connections including flexible ductwork for security.			Y	Y	
8	Clean fan, scroll & motor of dirt build up & debris.			Y	Y	
9	Check coils and clean.		Y	Y	Y	
10	Check condensate drains, tundishes & traps and clean.		Y	Y	Y	
11	Check drip trays / sumps & clean.		Y	Y	Y	
12	Check pipework connections and coils for leaks and rectify.		Y	Y	Y	
13	Check filter pads, remove and clean.			Y	Y	
14	Check and if necessary adjust water distribution over pads.			Y	Y	
15	For centrifugal fan check pulley and belts for alignment, tension & wear.			Y	Y	
16	WATER PUMP: a) Check the water pump condition and operation (test run). b) Check the hose between the pump and water distributor for free running water. Replace any damaged or clogged up hoses. Note: Calcium build-up is common in areas with hard water (quality).			Y	Y	
17	Check ball float operation.			Y	Y	
18	Check fresh air and return air filters.			Y	Y	
19	Record the results in the logbook and submit a customer report to the FMSP.		Y	Y	Y	

Disclaimer - This TDS is intended to provide guidance only to support Preventative Maintenance servicing activities. All TDS users are encouraged to read and understand the full [Conditions of Use](#) provided on the final page of this document and on the DPTI website.

For more information please contact the applicable Facilities Management Service Provider.



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Department of Planning,
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Special Comments and Technical Data

THE ACTIVITIES AND FREQUENCIES IN THIS TDS ARE FOR THE UNITS LOCATED AT THE WAITE PLANT RESEARCH CENTRE, FOR OTHER SITES MODIFICATIONS MAY BE REQUIRED.

B SERVICE MONTHLY - APPLIES ONLY FOR UNITS WITH COOLING COILS.
C SERVICE 3 MONTHLY
D SERVICE ANNUAL
E SERVICE EVERY 4 YEARS

SERVICE ACTIVITIES AND FREQUENCIES MAY VARY DEPENDING ON MANUFACTURER'S RECOMMENDATIONS AND SITE CONDITIONS.

APPLICABLE LEGISLATION: MINISTERIAL BUILDING STANDARD MBS 002 - MAINTAINING THE PERFORMANCE OF ESSENTIAL SAFETY PROVISIONS, PUBLIC HEALTH (LEGIONELLA) REGULATIONS, AS3666.2.

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