

Air Conditioner with Energy Recovery

Activity		Type Of Service				
		A	B	C	D	E
1	<p>CONTROLS</p> <p>a) Check condition and operation of unit.</p> <p>b) Check controls including thermostats, set points, safety controls and devices.</p>			Y	Y	
2	<p>CONDENSER / EVAPORATOR</p> <p>a) Check fixings are secure including pipework system.</p> <p>b) Check fan/s for vibration and noise, clean if necessary.</p> <p>c) Check coil, drip trays and drains, and clean if necessary.</p>			Y	Y	
3	<p>REFRIGERATION SYSTEM</p> <p>Check condition and operation, including:</p> <p>a) Refrigeration operating temperatures and pressures.</p> <p>b) For leaks in components and connections.</p> <p>c) Crankcase heaters.</p> <p>d) Pipework system especially for secure fixings.</p>			Y	Y	
4	<p>ELECTRICAL</p> <p>Check condition and operation of all electrical components including:</p> <p>a) All safety devices.</p> <p>b) All connections for security, tightness, contact and corrosion.</p> <p>c) Relays and contactors.</p> <p>d) All overloads and circuit breakers.</p> <p>e) All indicator lamps.</p> <p>Check compressor and fan motors, record motor current draw at full operating load and compare with rated output.</p>				Y	
5	<p>DUCTWORK</p> <p>a) Check condition of flexible connections.</p> <p>b) Check for any corrosion.</p>				Y	
6	<p>ENERGY RECOVERY UNIT</p> <p>a) Check condition and operation.</p> <p>b) Check heat exchange media.</p> <p>c) Check filters and clean if required.</p>			Y	Y	
7	Record service in service sheet and insert in the log book.			Y	Y	

Special Comments and Technical Data

C SERVICE 3 MONTHLY  
 D SERVICE ANNUAL  
 REFER TO ME172 FOR THE MICROBIAL MANDATORY SERVICE.  
 SERVICE ACTIVITIES AND FREQUENCIES MAY VARY DEPENDING ON  
 SITE CONDITIONS AND MANUFACTURERS RECOMMENDATIONS.

**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.



Government of South Australia  
 Department of Planning,  
 Transport and Infrastructure

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