

Air Conditioner - Computer Room

Last Issue Date: 06/11/2017		Type Of Service				
Activity		A	B	C	D	E
1	<p>EVAPORATOR/AIR HANDLER: Check condition and operation, including: a) fans, pulleys and belts, especially for alignment,tension and wear; b) evaporator coils, especially for cleanliness and obstructions; and c) condensate tray and drain.</p>		Y		Y	
2	<p>CONDENSER (either air cooled or water cooled): * AIR COOLED CONDENSER: Check condition and operation of condenser, including: a) coils for condition, cleanliness and obstructions; b) fixings are secure; c) condition and operation of fan, including controls; and d) clean condenser coils and its enclosure. * WATER COOLED CONDENSER: Check condition and operation of condenser, including: a) check and record operating, exit and entry water pressures; b) check and record operating, exit and entry water temperatures; and c) all water connections especially for signs of leaks.</p>				Y	
3	<p>REFRIGERANT SYSTEM: Check condition and operation, including: a) check and record operating refrigerant pressures and temperatures; b) check for refrigerant leaks in components and connections; c) check crankcase heaters; and d) pipework system especially for secure fixings.</p>				Y	
4	<p>HUMIDIFIER: Check condition and operation of humidifier under normal demand conditions, including: a) condition and operation of condensate tray and drain; b) water solenoid valve; c) for scale deposits in bottle; d) all controls, especially stop/start control; e) inlet water strainers or filters; f) drain and steam distributor pipes; g) flush operation,ensuring correct operating water level; and h) hoses and fittings.</p>		Y		Y	
5	<p>CONTROLS: Check condition and operation of all controls, including: a) thermostats and set points; and b)safety controls and devices including high temperature alarm/s (if applicable).</p>		Y		Y	
6	<p>ELECTRICAL: Check condition and operation of electrical components including: a) all safety devices; b) all connections for security, tightness,contact and corrosion;</p>				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.



Government of South Australia
Department of Planning,
Transport and Infrastructure

Download Date: 22/12/2020

Air Conditioner - Computer Room

Last Issue Date: 06/11/2017		Type Of Service				
		A	B	C	D	E
Activity						
	c) all relays, contactors; d) all overloads and circuit breakers; and e) all indicator lights. Check compressor and fan motors including record motors current draw at full operating load and compare with rated output.					
7	DUCTWORK: a) check condition of flexible connections to ductwork; and b) check condition of surface coating/s, especially for corrosion.				Y	
8	Clean filters.		Y		Y	
9	Check water cooled condenser and tubes.				Y	
10	Test oil sample for evidence of contamination or accelerated deterioration.				Y	
11	Check fans, pulleys and belts especially for alignment tension and wear.				Y	
12	Check all water connections especially for signs of leaks.		Y		Y	
13	Record all the results in the log book.		Y		Y	

Special Comments and Technical Data

B SERVICE TO BE UNDERTAKEN MONTHLY.
D SERVICE TO BE UNDERTAKEN ANNUALLY.
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

Download Date: 22/12/2020

Conditions of Use

A TDS should be used as a generic guide for Facilities Management Service Providers (FMSP) to deliver Facilities Maintenance Services, specifically Preventative Maintenance in accordance with the DPTI [Agency Work Procedure Manual](#).

Users of a TDS should familiarise themselves with the following **Conditions of Use**:

1. You use the information and data contained in any TDS published by DPTI at your sole risk. DPTI-AGFMA does not have the expertise to provide complete or accurate technical data schedules and provides these technical data sheets merely as a starting point and/or guide.
2. If you rely on the information in a TDS you are responsible for ensuring, by independent verification, its accuracy, currency and completeness. DPTI cannot guarantee that the information contained in a TDS meets the standards or requirements of legislative requirements.
3. A TDS is not an exhaustive list of tasks or obligations that may be required and is generally generic in nature. DPTI does not oblige the user of a TDS to rely on it to the exclusion of other sources of information. For example, manufacturer's requirements may need to be followed for additional and / or alternative tasks and for additional and / or alternative servicing frequencies. You should always check the primary source of information such as the Australian Standards, manufacturer's specifications, legislation and other standards before undertaking any work to which a schedule may apply.
4. You must apply appropriate risk management principles and carry out all tasks in accordance with obligations under the [Work Health and Safety Act 2012](#).
5. You must not use a TDS unless you meet the specific competency requirements for preventative maintenance servicing works and are capable of applying the TDS to your trade or area of expertise. A TDS is only to be used by people who are specifically instructed by DPTI to use them and only for work undertaken in South Australia.
6. DPTI, its agents, instrumentalities, officers and employees make no representations, express or implied, as to the accuracy of the information, the data contained in a TDS or the suitability of a TDS for a particular purpose.
7. DPTI does not provide legal advice. DPTI accepts no liability, howsoever arising, for any loss resulting from the use of a TDS and any information or data or reliance placed on them.
8. DPTI may change information and data in a TDS without notice.
9. DPTI may revise this disclaimer at any time by updating these Conditions of Use.