

Chiller - Centr. Water Cooled Magnetic Bearing

Activity		Type Of Service				
		A	B	C	D	E
Last Issue Date: 15/12/2020						
1	Electrical checks:					
2	Check main power supply voltages.			Y	Y	
3	Check electrical terminals are tight.			Y	Y	
4	Check there are no hot spots / discoloration on power cables.			Y	Y	
5	Check Amperages are as per design.			Y	Y	
6	Electronic Inspections:					
7	Check all mounting bolts are secure.			Y	Y	
8	Check pressure and temperature sensor connections are secure.			Y	Y	
9	Check PCB's (printed circuit boards) are free of dust.			Y	Y	
10	Check there are no signs of damage / hot spots on Printed Circuit Boards.			Y	Y	
11	Check EXV winding resistance (do NOT disturb unless repair required).			Y	Y	
12	Compressor Checks:					
13	Check IGV Assembly operating correctly.			Y	Y	
14	Check compressor fault log.			Y	Y	
15	Check calibration of pressure and temperature sensors.				Y	
16	Check Backplane voltage test points.			Y	Y	
17	Check all modules and connections are secure.			Y	Y	
18	Compressor Refrigeration Circuit Inspections:					
19	Check all mounting bolts are secure.			Y	Y	
20	Check for refrigerant leaks.			Y	Y	
21	Check for mechanical damage.			Y	Y	
22	Check operating temperatures and pressures.			Y	Y	
23	Check that the compressor motor cooling line sight glass is full during operation.			Y	Y	
24	Chilled Water Circuit Inspection:					
25	Check for insulation damage.			Y	Y	
26	Check chilled water sensors are secure and installed with adequate heat transfer medium.			Y	Y	
27	Check water flows and pressure drops are as per design conditions.				Y	
28	Check flow switch operation.				Y	
29	Check for leaks.			Y	Y	
30	Check water strainers.				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

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31	Condenser Water Circuit Inspection:					
32	Check condenser water sensors are secure and installed with adequate heat transfer medium.			Y	Y	
33	Check water flows and pressure drops are as per design conditions.				Y	
34	Check flow switch operation.				Y	
35	Check for leaks.			Y	Y	
36	Check water strainers.				Y	
37	Remove the condenser end and: a) Carry out a tube clean and replace the anodes where required. b) Check the condition of the water gaskets and divider seals.				Y	
38	Check the operation of the chiller running at the highest load possible. (Where site conditions permit).				Y	
39	Record the results in the logbook and submit a customer service report to the FMSP.			Y	Y	

**Special Comments and Technical Data**

C SERVICE QUARTERLY  
D SERVICE ANNUAL

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

NOTE: IF THE CONDENSER WATER SYSTEM IS ISOLATED OVER 48 HOURS IT MUST BE DRAINED AND CLEANED.

APPLICABLE LEGISLATION, STANDARDS AND GUIDELINES: WH&S REGULATIONS.

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