

Chiller-Cent-Air-cooled-Mag&Evap/C-Bear'g-Powerpax

Last Issue Date: 12/07/2018		Type Of Service				
Activity		A	B	C	D	E
1	Check mains power supply voltages.		Y	Y	Y	
2	Check hot spots / discolouration on power cables.		Y	Y	Y	
3	Check amperages are as recommended by manufacturer.		Y	Y	Y	
4	Ensure communication cables are secure.		Y	Y	Y	
5	Check there are no signs of physical damage & discolouration on printed circuit boards.		Y	Y	Y	
6	Check compressor IGV assembly is operating correctly.		Y	Y	Y	
7	Check all mounting bolts are secure.		Y	Y	Y	
8	Check for refrigeration leaks.		Y	Y	Y	
9	Check for mechanical damage.		Y	Y	Y	
10	Check operating temperature and pressure.		Y	Y	Y	
11	Check for insulation damage.		Y	Y	Y	
12	Check chilled water sensors are installed and secure.		Y	Y	Y	
13	Check for even distribution of cooling water flow across pads. If 'dry spotting' then execute activity 27. (Evaporative Condenser).		Y	Y	Y	
14	Ensure electrical terminals are secure.			Y	Y	
15	Ensure pressure and temperature connections are secure.			Y	Y	
16	Check and if necessary clean printed circuit boards.			Y	Y	
17	Check EXV winding resistance without disturbing connections unless repair is required.			Y	Y	
18	Check the compressor fault log. Download any faults and review the Fault Log for any further action required.		Y	Y	Y	
19	Check backplane voltage test points.			Y	Y	
20	Check all modules and connections are secure.			Y	Y	
21	Check that the compressor motor cooling line sight glass is full during operation.			Y	Y	
22	Open ends, Flush and check for free flowing ports in cooling water sparge bars. (Evaporative Condenser).			Y	Y	
23	Check calibration of temperature and pressure sensors.				Y	
24	Check water flow and pressure drops against design values.				Y	
25	Check flow detection system operation, by switching off applicable A/D converter C/B.				Y	
26	Check and clean the water strainers. Remove any biofilm, and clean and check for free movement of the cooling water sump level sensor float.				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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27	Flip over (facing side) the water pads to minimise permanent 'bowing'. (Evaporative Condenser).				Y	
28	Hose down the condenser coils to remove any debris.	Y			Y	
29	- Check the EXV & Level Sensor Operation. - Check the level sensor calibration and recalibrate if required.			Y	Y	
30	Check the soft start fan operation. (Note: The manufacturer recommends replacing it every 2 years).			Y	Y	
31	Apply lanoline grease to the bearing feed throughs and the SCR bolts if required.				Y	
32	Check the operation of the chiller running at the highest load possible. (Where site conditions permit).		Y	Y	Y	
33	Check for water leaks.				Y	
34	Record all results in the customer service report/log book.		Y	Y	Y	

**Special Comments and Technical Data**

B SERVICE MONTHLY  
 C SERVICE QUARTERLY  
 A SERVICE 6 MONTHLY  
 D SERVICE ANNUALLY  
 SERVICE ACTIVITIES AND FREQUENCIES MAY VARY DEPENDING ON  
 MANUFACTURER'S REQUIREMENTS AND SITE CONDITIONS.  
 THE SERVICING IS TO BE DONE IN ACCORDANCE WITH APPLICABLE  
 STANDARDS.  
 THE FULL TITLE FOR THIS TDS IS:  
 CHILLER - CENTRALISED, AIR COOLED - MAGNETIC & EVAPORATIVE  
 CONDENSER BEARING POWERPAX.

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