

Cooling Tower - Mechanical service and lubrication

Activity		Type Of Service				
		A	B	C	D	E
Last Issue Date: 06/11/2019						
1	Undertake an inspection of the system.			Y	Y	
2	Check the condition and operation of the cooling tower including for any unusual noise or vibration.			Y	Y	
3	Check and record the temperatures of the flow and return water.			Y	Y	
4	Check the condition of the structural framing and tower wood (if applicable), for visible signs of rot, physical damage and deformation.			Y	Y	
5	Check the condition and operation of the ball float valve assembly. Reset to the correct operational height (refer manual) allowing for pull down volume.			Y	Y	
6	Check the condition and operation of the return water distribution system especially for any damage, blockages or uneven flow.			Y	Y	
7	Check the condition and operation of the motor and fan including: a) Lubricate the motor base adjusting screw. b) Fan bearing locking collars. c) Lubricate fan shaft bearings.			Y	Y	
8	Check the condition and operation of the fan belt/s, if applicable.			Y	Y	
9	Remove the inspection doors and lubricate the gaskets.			Y	Y	
10	General observation, check: a) The labelling is current and in good condition. b) For water leaks. c) Installation and maintenance access is satisfactory.			Y	Y	
11	Water air system: check the fan housing, inlet rings, guide vanes, fan snouts, spray pump and distribution boxes.			Y	Y	
12	Accessories: check the discharge screens, any dampers, water level control and pan covers.			Y	Y	
13	Check and lubricate the damper mechanism.			Y	Y	
14	Check the tower fill for visible signs of deterioration or damage.			Y	Y	
15	Check the condition of the heat exchanger coil (if applicable) for physical damage.			Y	Y	
16	Electrical: Undertake an insulation resistance test.				Y	
17	Electrical: Check and record the motor current draw and compare with the rated output.				Y	
18	Record all readings and results in the log book.			Y	Y	

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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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Special Comments and Technical Data

C SERVICE 6 MONTHLY / D SERVICE ANNUAL

TOWERS TO BE SHUT DOWN WHILE MAINTENANCE IS BEING DONE.

IF SHUT DOWN OVER 48 HOURS THEY MUST BE DRAINED, CLEANED & KEPT IN A DRY CONDITION.

THE ABOVE ACTIVITIES TO BE UNDERTAKEN IN CONJUNCTION WITH SERVICES COVERED UNDER ME16 WATER TREATMENT-CONDENSER WATER.

STANDBY USE: THE WATER TREATMENT IS TO BE LEFT ON & COOLING WATER CIRCULATED THROUGH THE ENTIRE SYSTEM AT INTERVALS NO MORE THAN ONCE EVERY 48 HOURS.

SERVICING IS TO BE DONE IN ACCORDANCE WITH: THE SA PUBLIC HEALTH (LEGIONELLA) REGULATIONS AND THE GUIDELINES FOR THE CONTROL OF LEGIONELLA (SA HEALTH) AND: AS3666.1, AS3666.2, AS3666.3, SAA/SNZ HB32, AS3896, AS4276.3.2.

ENSURE THE PREVIOUS LOG BOOK ENTRIES AND CUSTOMER SERVICE REPORTS ARE CHECKED FOR ANY IRREGULARITIES OR REQUIRED WORK AND ENSURE THE CORRECT ACTIONS WERE OR ARE UNDERTAKEN.

NOTIFY THE FACILITY MANAGER AND SITE REPRESENTATIVE OF ANY CONCERNING ISSUES INCLUDING WH&S AND TAKE THE APPROPRIATE ACTION.

REFER TO TDS ME182 FOR THE REGISTRATION.

REFER TO TDS ME241 FOR THE ANNUAL INSPECTION.

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2 of 3

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