

Ducted Air Conditioning Units-Mand. Microbial Ctrl

Last Issue Date: 25/10/2017		Type Of Service				
Activity		A	B	C	D	E
1	Inspect coils, clean when necessary.		Y		Y	
2	Inspect trays and sumps, clean when necessary.		Y		Y	
3	Check condensate drains, tundishes, and traps for effectiveness and flush clean drainage lines.		Y		Y	
4	Inspect air intakes and exhaust outlets. Clean when necessary - refer to Special Comments below.		Y		Y	
5	Inspect air filters. When necessary clean or replace them in accordance with the manufacturer's requirements - refer to Special Comments below.		Y		Y	
6	Pour a bucket of water down each plantroom floor drain.		Y		Y	
7	Inspect ductwork in the vicinity of the moisture producing equipment and selected access points and clean when necessary. Check the functioning of the drainage components and when necessary clean. Refer to Special Comments below.				Y	
8	Inspect fans and fan coil units for evidence of corrosion, wear on flexible connections and drive belts and for any other deterioration. Clean or repair when necessary. Refer to Special Comments below.				Y	
9	Inspect terminal units and clean when necessary.				Y	
10	Inspect air outlets and clean when necessary. Refer to Special Comments below.				Y	
11	Inspect return and exhaust grilles and clean when necessary. Refer to Special Comments below.				Y	
12	Notify the facility manager of any additional works and costs - refer to the Special Comments below. Record the results in the log book.		Y		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.



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Special Comments and Technical Data

B SERVICE MONTHLY

D SERVICE ANNUAL

ADDITIONAL COSTS TO THE TDS SERVICE COST ARE FOR:

- REPLACEMENTS OF THE AIR FILTERS, FAN AND FAN COIL UNITS, FLEXIBLE CONNECTIONS, DRIVE BELTS; AND
 - CLEANING OF THE AIR INTAKE AND EXHAUST OUTLETS, DUCTWORK, RETURN AND EXHAUST GRILLES, AND AIR OUTLET GRILLES.
- AIR FILTERS (ACTIVITY 5) MAY BE UNDERTAKEN UNDER ME32; OR ME33 FOR THE COST TO BE CHARGED AS A BREAKDOWN.
- FOR THE SARDI WEST BEACH SITE (ACTIVITY 4), THE CLEANING OF AIR OUTLETS AND GRILLES IS COVERED IN THE CLEANING CONTRACT. WHERE THE FULL SERVICE AS DETAILED ABOVE CANNOT BE DONE DUE TO ACCESS RESTRICTIONS RECORD THIS IN THE LOG BOOK.

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