

Microbial Control for Ducted Air Cond. (B service)

Activity		Type Of Service				
		A	B	C	D	E
Last Issue Date: 25/10/2017						
1	Inspect coils, clean when necessary.		Y			
2	Inspect trays and sumps, clean when necessary.		Y			
3	Check condensate drains, tundishes, and traps for effectiveness and flush clean drainage lines.		Y			
4	Inspect air intakes and exhaust outlets. Clean when necessary - refer to Special Comments below.		Y			
5	Inspect air filters. When necessary clean or replace them in accordance with the manufacturer's requirements - refer to Special Comments below.		Y			
6	Pour a bucket of water down each plantroom floor drain.		Y			
7	Notify the facility manager of any additional works and costs - refer to the Special Comments below. Record the results in the log book.		Y			

Special Comments and Technical Data

B SERVICE MONTHLY
 REFER TO ME172B FOR THE D SERVICE
 THIS SERVICE SPLIT ONLY TO BE DONE ONLY FOR APPROVED SITES.
 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.

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.