

Controlled Env. Growth Room - Mechanical

Last Issue Date: 29/11/2018		Type Of Service				
Activity		A	B	C	D	E
1	REFRIGERATION RACK SYSTEM Check the: a) General condition of rack system; b) Oil levels in all compressors; c) Refrigeration charge & pressures; d) All safety items & controls; e) Condition of glycol heat exchanger; f) Condition of valves & solenoids; g) Electrical components in the control switchboard.		Y	Y	Y	
2	CONDENSER - Check the: a) Check condition of coil, fans and controls; and b) Clean and report on the condition of the unit.		Y	Y	Y	
3	AIR HANDLING UNITS - Check the: a) Condition of the coil; b) Condition of drain & ensure pan is clean; c) Cooling valve and actuator operation; d) Belts; e) Fan motor and fan bearings; f) Change filters if needed; g) Condition of doors & door seals; and h) Electric heater bank in the air stream.			Y	Y	
4	Check the header tank.			Y	Y	
5	Check the circulating pumps.		Y	Y	Y	
6	a) Change the belts; and b) Change the filters.				Y	
7	Check and calibrate the temperature sensor.			Y	Y	
8	CONDITION INSPECTION: a) Check the overall Room integrity & condition inspecting the components e.g. the doors, walls & joints for damage; & b) Check any racks and/or shelves are secure and are undamaged.			Y	Y	
9	HAZARDS: a) Check the floor for any slipping or tripping hazards; and b) Check the Room for general housekeeping, including checking if the contents are dangerously stored, or are located too closely to components e.g. fans, or are obscuring signage, lighting or the duress alarm button.		Y	Y	Y	
10	DOOR/S: a) Check the door hardware including the hinges and/or door closers (if applicable) for any damage or corrosion; b) Check the integrity of the door seals (if applicable) for any damage, deformed profile etc. & c) Ensure a colleague or site staff member is standing outside the Room for this and check the operation of the door/s for free movement. - Test the action of the internal safety release door handle/ mechanism/s for satisfactory operation. Ensure that a key is not required, there is no sticking & force is not required. If there are any safety concerns undertake the appropriate action & notify the site representative & facility manager immediately.		Y	Y	Y	
11	If fitted, check the condition of the internal plastic curtain/s.			Y	Y	
12	Check the condition of the safety signage.		Y	Y	Y	
13	Record all the results in the log book.		Y	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.



Government of South Australia
Department of Planning,
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Special Comments and Technical Data

B SERVICE 3 MONTHLY / C SERVICE 6 MONTHLY / D SERVICE ANNUAL
ENSURE THE CONTACT DETAILS OF THE BREAKDOWN TECHNICIAN ARE
LOCATED WITH THE LOG BOOK & ALSO OUTSIDE THE ROOM.
THESE ROOMS ARE MEDIUM-HIGH RISK PLANT IN TERMS OF SAFETY
AND MAY BE HIGH RISK IN TERMS OF PERFORMANCE/CONTROLS
E.G. TEMPERATURE, PRESSURE, RELATIVE HUMIDITY, PH LEVEL,
FLOW ETC, IMMEDIATELY UNDERTAKE APPROPRIATE ACTION & ADVISE
THE SITE REPRESENTATIVE AND FACILITY MANAGER OF ANY ISSUES.
THE SERVICE ACTIVITIES & FREQUENCIES ARE GENERIC & MAY NEED
TO BE MODIFIED TO SUIT THE SITE CONDITIONS, THE APPLICATION
&/OR PERFORMANCE REQUIREMENTS AND THE MANUFACTURER'S
RECOMMENDATIONS FOR THIS ROOM.
APPLICABLE LEGISLATION: THE SA WH&S ACT.
THIS TDS WAS ORIGINALLY PREPARED FOR THE PIRSA AGENCY.
THIS IS A SPLIT TDS, FOR THE ELECTRICAL SERVICE REFER TO:
ME189C: CONTROLLED ENVIRONMENT ROOM: GROWTH - ELECTRICAL.
FOR CONSTANT TEMPERATURE ROOM TDS REFER ME88.
FOR COOLROOM / FREEZER ROOM TDS REFER ME89.
FOR SHIPPING CONTAINER FREEZER TDS REFER ME89B.
FOR: CONTROLLED ENV. RM: CHILLED GLYCOL REFER ME189A.
FOR: CONT'D ENV. RM: REF. RACK COOL/FREEZER - REFER ME189B.
FOR SECONDARY (DISCRETIONARY) TDS'S REFER TO:
- ME89E: SANITISATION / ME89F: CLEANING OF FAN UNITS.

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