

Controlled Environment Room - Chilled Glycol

Last Issue Date: 11/10/2019		Type Of Service				
		A	B	C	D	E
Activity						
1	Check the condition and operation of the filters.	Y	Y	Y	Y	Y
2	Check the condition and operation of the pulleys and belts. Adjust their alignment if necessary.	Y	Y	Y	Y	Y
3	Check that drains and condensate trays are clear (if applicable).	Y	Y	Y	Y	Y
4	Where applicable, check the condition and the operation of the: a) inlet guide vanes; b) heating coils; c) cooling coils; d) ductwork.	Y	Y	Y	Y	Y
5	Check the unit mountings and fixings for unusual vibrations.	Y	Y	Y	Y	Y
6	Check the condition of the fan shaft bearings, lubricate if required.	Y	Y	Y	Y	Y
7	Check the condition and operation of the fan motor including: a) bearings, lubricate if required. b) operating current draw, record in log book. c) electrical connections for security, tightness, contact and corrosion.		Y	Y	Y	Y
8	Where applicable, check the condition and operation of the valves associated with the cooling coils by working the valve through its total travel.		Y	Y	Y	Y
9	Check and calibrate the temperature sensor.			Y	Y	Y
10	Check the condition of the unit insulation.				Y	Y
11	a) Check the condition of the stainless steel suspended floor system. b) Remove floor panels and check the floor framing is correctly placed, not damaged or corroded.					Y
12	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	Y
13	HAZARDS: a) Check the floor for any slipping or tripping hazards and that the suspended panels are not displaced; 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	Y	Y
14	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 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.	Y	Y	Y	Y	Y

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	- 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.					
15	If fitted, check the condition of the internal plastic curtain/s.			Y	Y	Y
16	Check the condition of the safety signage.	Y	Y	Y	Y	Y
17	INTERNAL LIGHTING: a) Check the condition & operation of the Lighting & clean if required.	Y	Y	Y	Y	Y
18	EXTERNAL INDICATOR LAMP FOR "OCCUPIED" ROOM: Check the Lamp is illuminated when the internal lights are on.	Y	Y	Y	Y	Y
19	DURESS BUTTON - ALARM SYSTEM: - Check the condition and operation of the Alarm. If applicable as this is a best practice feature & not obligatory: - Check the Alarm connection to the security / auto-dialler service. Refer Special Comments.	Y	Y	Y	Y	Y
20	DURESS BUTTON - ALARM SYSTEM: a) From 3m. away check the sound pressure level measurement of the Alarm is a minimum of 90dB(A); and b) Record in the log book.			Y	Y	Y
21	EXTERNAL FLASHING BEACON, if applicable, this is a best practice feature & not obligatory: Check the condition & operation of the flashing beacon (or other) mounted outside the Room.	Y	Y	Y	Y	Y
22	EMERGENCY EXIT LIGHT - only for Rooms with more than ONE exit door: Check the condition and operation of the Emergency Exit Light indicating which door(s) are to be used in an emergency.	Y	Y	Y	Y	Y
23	EMERGENCY LIGHTING SYSTEM - applicable for: Large Rooms with a floor area greater than 100sm that do not open to a space that has emergency exit lighting OR very large Rooms with a floor area greater than 300sqm. - Check the condition and operation of the Emergency Lighting within the Room and clean if required. NOTE: The inclusion of emergency lighting in ALL Chambers is a best practice feature and may not have been installed. Refer Special Comments.	Y	Y	Y	Y	Y
24	Record all the results in the log book.	Y	Y	Y	Y	Y

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Special Comments and Technical Data

A SERVICE MONTHLY /B SERVICE 3 MONTHLY /C SERVICE 6 MONTHLY
D SERVICE ANNUALLY /E SERVICE 5 YEARLY
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 ALSO 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.
PRIOR TO TESTING THE DURESS ALARM NOTIFY THE SITE REPRESENTATIVE / APPLICABLE STAFF.
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 & MINISTER'S SPEC. SA 76 (2015).
THIS TDS WAS ORIGINALLY PREPARED FOR THE PIRSA AGENCY.
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: GROWTH - MECHANICAL - REFER ME189.
FOR: CONTROLLED ENV. RM: GROWTH - ELECTRICAL - REFER ME189C.
FOR: CONT'D ENV. RM: REF. RACK COOL/FREEZER - REFER ME189B.
FOR THE EMERGENCY LIGHTING TDSs REFER TO THE F17 / F18 SUITES.
FOR THE DURESS ALARM TDS REFER TO ET30.
FOR SECONDARY (DISCRETIONARY) TDS'S REFER TO:
- ME89E: SANITISATION / ME89F: CLEANING OF FAN UNITS.

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