

Hot Water Ablut Syst - Non Recirc to 125L Electric

Last Issue Date: 07/12/2020		Type Of Service				
Activity		A	B	C	D	E
1	This TDS excludes activities for thermostatic mixing valves and tempering valves. For these components generic TDS PL39: Thermostatic Mixing Valves and Tempering Valves or PL73: Electronic Thermostatic Mixing Valve are to be scheduled.					
2	Check condition and operation of all safety valves and devices.			Y	Y	Y
3	Check water heater for damage or leaks.			Y	Y	Y
4	Record water storage temperature and ensure it is set at 63 degrees. NOTE: Do not increase storage temperature where this can result in scalding temperatures from any outlet, report these systems immediately to the FMSP.			Y	Y	Y
5	Check condition and operation of strainer/filter.			Y	Y	Y
6	Check all electrical connections.			Y	Y	Y
7	Check safety tray and overflow, if fitted.			Y	Y	Y
8	Measure & record water temperature from outlets. Refer to site system plan to help in locating them. Inform site of any outlet/s where the temperature of the water is inappropriate to its use.			Y	Y	Y
9	Decontaminate fittings by running outlets for 10(5) minutes with water at 60(70) degrees. If volume of water insufficient to disinfect use a chlorine solution. (Refer to site system plan to help in locating them)				Y	Y
10	All outlets that are not used frequently to be flushed weekly at full flow for 20 seconds. (Refer to site system plan to help in locating them)	Y	Y	Y	Y	Y
11	Water leak sensor shut-off valve, if installed: a) Check the condition of the valve, sensor and cabling. b) Test the valve in accordance with the manufacturer's instructions. c) Check the visual and/or audible alarms as applicable. d) Replace the batteries annually or when the battery alarm is activated.			Y	Y	Y
12	For larger units (to 125 litres) replace the sacrificial anode at the first replacement interval only (generally 4 - 7 years as recommended by the manufacturer / required). With a permanent marker write the date on the external casing of the heater.					Y
13	Record all the results in the logbook and submit a customer report to the FMSP.	Y	Y	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,
Transport and Infrastructure

Download Date: 22/12/2020

Special Comments and Technical Data

A WEEKLY & B MONTHLY SERVICES (MAY BE DONE BY SITE)

C SERVICE 6 MONTHLY.

D SERVICE ANNUAL.

E SERVICE: ANODE REPLACEMENT WHEN RECOMMENDED BY THE MANUFACTURER OR REQUIRED.

THIS TDS EXCLUDES ACTIVITIES FOR THERMOSTATIC MIXING VALVES AND TEMPERING VALVES. FOR THE MAINTENANCE OF THEM REFER TO GENERIC TDS PL39: THERMOSTATIC MIXING VALVES AND TEMPERING VALVES OR PL73: ELECTRONIC THERMOSTATIC MIXING VALVE ONE OF WHICH MUST BE SCHEDULED IN CONJUNCTION WITH THIS TDS PL05.

SERVICE ACTIVITIES AND FREQUENCIES MAY VARY DEPENDING ON MANUFACTURER'S REQUIREMENTS AND SITE CONDITIONS INCLUDING WATER QUALITY.

REPORT ANY REQUIRED REMEDIAL WORK ON THE CUSTOMER SERVICE REPORT AND NOTIFY THE FMSP.

INFORM THE FMSP IF THE SYSTEM HAS A CIRCULATING PUMP. FOR RECIRCULATING SYSTEMS WITH PUMPS REFER TO PL05R.

APPLICABLE LEGISLATION AND STANDARDS: PUBLIC HEALTH (LEGIONELLA) REGULATIONS, AS3500.4.

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

2 of 3

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.