

Hot Water Ablut Syst Recirc Above 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. For 'whole system' warm water delivery systems (Rheem Guardian type or similar) refer to AS3500.4 and AS4032.3 and the manufacturer's recommendations.					
2	Check the condition and operation of all safety devices.			Y	Y	Y
3	Check the water heater for damage or leaks.			Y	Y	Y
4	Measure and record in the log book / customer service report the water temperature in the storage tank/s and ensure that it is set at 63 degC. Do not increase water temperatures where this can result in scalding temperatures from any outlet. Report systems with non-compliances or concerns immediately to the Facility Manager. Refer to the Special Comments.			Y	Y	Y
5	Check all electrical connections.			Y	Y	Y
6	If fitted, check the safety tray & overflow for stagnant water & blocked drains.			Y	Y	Y
7	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
8	Measure & record the water temperature from outlets. Refer to the site system plan to locate them. Inform site of any outlet/s where the temperature of the water is incorrect for its use. Large temperature variations in the loop need to be investigated and the site is to be informed of any required remedial action.			Y	Y	Y
9	Check and purge air locks from the circulating pump, air release valves and general system.			Y	Y	Y
10	If applicable replace the return line filter cartridge and monitor for excessive scale and debris built up. The frequency of the filter replacement depends on site conditions and manufacturer's recommendations.			Y	Y	Y
11	<p>DECONTAMINATION:</p> <p>If the water heater has sufficient storage use the Pasteurisation method by increasing the systems water temperature and flushing outlets with water from the storage tank for 10 minutes with water at 60 degC or for 5 minutes with water at 70 degC. Allow the water to flow from each outlet starting from the most distant outlet from the water heater and working back.</p> <p>If the water heater has insufficient capacity to achieve the above temperatures, use the Chlorination method:</p> <ol style="list-style-type: none"> 1. Add chlorine to the system, sufficient to produce a minimum free chlorine residual of 1-2 mg/L at all outlets. 2. Each outlet is to operate for at least 5 minutes, starting at the most distant point from the heater and working back. 				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

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	3. Flush each outlet in turn until chlorine is flushed throughout all system outlets. Chlorine concentration to be measured by a DPD test kit or similar at the most distant outlet and at a few chosen outlets throughout the system. For an occupied / operational site do not exceed 5.0ppm total chlorine. NOTE: - The number of outlets tested will depend on the size & configuration of the system. - All outlets of the system are to be flushed individually, however all outlets on individual branches should be flushed simultaneously whilst maintaining the set residual chlorine level.					
12	Check and purge air locks from the circulating pump, air release valves and general system. If applicable, check the pump strainer.			Y	Y	Y
13	Replace the sacrificial anode if required. With a permanent marker note the date on the external casing of the heater.					Y
14	All outlets that are not frequently used (1 week or more between use) should be flushed weekly at full flow for at least 15 seconds, and all outlets on individual branches should be flushed simultaneously.	Y	Y	Y	Y	Y
15	Record the results in the logbook and submit a Customer Service Report to the FMSP.	Y	Y	Y	Y	Y

Special Comments and Technical Data

A SERVICE WEEKLY (MAY BE UNDERTAKEN BY SITE)
 B SERVICE MONTHLY (MAY BE UNDERTAKEN BY SITE)
 C SERVICE 6 MONTHLY
 D SERVICE ANNUAL
 E SERVICE:

- CLEANING TO BE UNDERTAKEN WHEN REQUIRED.
 - REPLACE THE SACRIFICIAL ANODE WHEN RECOMMENDED BY THE MANUFACTURER FOR THAT TYPE & MODEL 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 PL05AR.

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

ANY REMEDIAL WORK IS TO BE DETAILED IN THE CUSTOMER SERVICE REPORT AND REPORTED TO SITE.

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

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