

Hot Water Ablut Syst Non Recirc above 125L-Elec(D)

Last Issue Date: 04/12/2020		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 operation of all safety valves and devices.				Y	Y
3	Check unit for damage or leaks.				Y	Y
4	Record water storage temperature and ensure it is set at 63 \pm 1. NOTE: Do not increase storage temperature where this can result in scalding temperature from any outlet, report these systems immediately to the Facility manager.				Y	Y
5	Check condition and operation of strainer / filter.				Y	Y
6	Check all electrical connections.				Y	Y
7	Check safety tray and overflow if fitted.				Y	Y
8	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
9	Measure and record water temperature from outlets (Refer to site system plan to help in locating outlets). Inform site of any outlet/s where the temperature of the water is inappropriate to its use.				Y	Y
10	Decontaminate fittings by running outlets for 10(5) minutes with water above 60(70) degrees. If volume of water insufficient to disinfect use a chlorine solution.(Refer to site system plans to help in locating them)				Y	Y
11	Replace sacrificial anode if required. Label with a permanent marker on the external casing of the heater when the sacrificial anode was replaced.					Y
12	Record the results in the logbook and submit a Customer Service Report to the FMSP.				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

WEEKLY & B MONTHLY SERVICES (BY SITE).
C SERVICE 6 MONTHLY.
D SERVICE ANNUAL.
E SERVICE WHEN RECOMMENDED BY THE MANUFACTURER / REQUIRED.

THIS SERVICE SPLIT ONLY FOR APPROVED SITES.

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 PL05AY AND SPLIT PL05AX.

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.

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