

Hot Water Ablut Syst Recirc Over 125L - Gas

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 condition and operation of all safety valves and devices.			Y	Y	Y
3	Check water heater for leaks or damage.			Y	Y	Y
4	Record the water storage temperature and ensure it is set at 63 degrees. Verify return water temperature to ensure the last tap delivers above 60 degrees in high risk areas. NOTE: Do not increase storage temperature where this can result in scalding temperatures from any outlet, report these systems immediately to the Facility Manager.			Y	Y	Y
5	Check condition and operation of hot water service including: a) Strainer/filter. b) Ignition system. c) Pilot light. d) Gas unit inlet pressure/flow. e) Clean burner and check operation for correct gas/air mixture to ensure maximum efficiency. f) Flue, especially for obstructions and cleanliness.			Y	Y	Y
6	Check safety tray and overflow if fitted.			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 water temperature from the outlets. Refer to the site system plan to assist with locating them. Inform site of any outlet/s where the temperature of the water is inappropriate to its use (refer to AS4032.2). Large temperature variations in loop need to be investigated and the site is to be informed of any remedial action required.			Y	Y	Y
9	Check and purge air locks from the circulating pump, air release valves and general system.			Y	Y	Y
10	Check condition of the circulating pump, associated valves, connections and seals.				Y	Y
11	If present replace return line filter cartridge and monitor for excessive scale and debris built up. Frequency of filter replacement depends on site conditions.			Y	Y	Y
12	Disinfect fittings by running outlets for 10 minutes with water above 60 degrees or run for 5 minutes with water above 70 degrees. If the volume of water is insufficient to				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

Hot Water Ablut Syst Recirc Over 125L - Gas

Last Issue Date: 07/12/2020		Type Of Service				
		A	B	C	D	E
Activity						
	disinfect using a chlorine solution (refer to site system plan to assist with locating them). Refer to Guidelines for Control of Legionella (Schedule 4, Part 2) for additional information.					
13	Replace sacrificial anode if required (refer to special comments for frequency). Label with a permanent marker on the external casing of the heater when the sacrificial anode was replaced.					Y
14	All outlets that are not used frequently are to be flushed weekly at full flow for 15 seconds (refer to the site system plan to assist with locating them). Where outlets within a facility mix warm and cold water, both warm and cold sections must be flushed for a period sufficient to remove all stagnated water leading to the outlet and operational temperature to be reached.	Y	Y	Y	Y	Y
15	Replace the cold and hot water pressure relief valves.					Y
16	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:
 - 5 YEARLY.
 - REPLACE THE SACRIFICIAL ANODE 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 PL06AR.

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.

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

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.