

Hot Water Ablut Syst Recirc to 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 damage or leaks.			Y	Y	Y
4	Record water storage temperature and ensure it is set at 63 degC. 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 hot water service including: - strainer/filter. - ignition system. - pilot light. - gas pressure/flow. - burner operation for correct gas/air mixture to ensure maximum efficiency. - flue, especially for any obstructions and cleanliness.			Y	Y	Y
6	Check safety tray and overflow if fitted.			Y	Y	Y
7	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. Large temperature variations in the loop need to be investigated and the site to be informed of any remedial action required.			Y	Y	Y
8	Check and purge air locks from circulating pump, air release valves and general system.			Y	Y	Y
9	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
10	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
11	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
12	Check condition of circulating pump, associated valves, connections and seals.				Y	Y
13	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

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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14	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
15	Record all the results in the logbook and submit a customer report to the FMSP.	Y	Y	Y	Y	Y

Special Comments and Technical Data

A WEEKLY & B MONTHLY SERVICES (MAY BE UNDERTAKEN BY SITE)
 C SERVICE 6 MONTHLY
 D SERVICE ANNUAL
 E SERVICE ANNODE REPLACEMENT

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 PL06R.

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.

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