

Hot Water Ablution System Recirc.- Instant Gas

Last Issue Date: 07/12/2020		Type Of Service				
		A	B	C	D	E
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	
3	Check unit for damage or leaks.			Y	Y	
4	Check water temperature of heater prior to any tempering and if necessary reset to 63degC. NOTE: Do not increase storage temperature where this can result in scalding temperatures from any outlet, report these systems immediately to the Facility Managers.			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	
6	Measure & record water temperatures 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	
7	Check and purge air locks from circulating pump, air release valves and general system.			Y	Y	
8	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	
9	Check condition of circulating pump, associated valves, connections and seals.			Y	Y	
10	Decontaminate fittings by running outlets for 10(5) minutes with water at 60(70) degrees respectively.(Refer to site system plan to help in locating them)				Y	
11	All outlets that are not used frequently to be flushed weekly at full flow for 20 seconds.(Refer to site system plan to help n locating them)	Y	Y	Y	Y	
12	Record the results in the logbook and submit a Customer Service Report to the FMSP.	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

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Special Comments and Technical Data

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

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 PL08R.

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

REPORT ANY REMEDIAL WORK DETAILED ON THE SERVICE REPORT TO THE SITE.

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

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