

Inst Gas Recirc Hot Water System with Storage Tank

Last Issue Date: 07/12/2020		Type Of Service				
		A	B	C	D	E
Activity						
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	All outlets that are not used frequently are to be flushed weekly at full flow for about 20 seconds.	Y	Y	Y	Y	Y
3	Check the condition of the system generally and valves for any leaks.			Y	Y	Y
4	ELECTRICAL CONNECTIONS: a) Check the general condition; b) Check for security, tightness and contact; and c) Check for any signs of corrosion.			Y	Y	Y
5	WATER HEATER/S: a) Check the unit/s for damage and leaks; b) Check the condition and operation of all safety valves and devices; c) Check the heater delivery temperature to the tank is 73-77 degC; d) Check the supply water strainer and return line filter and clean if necessary; e) Check the ignition system / pilot light/s; f) Check the operation of the burner/s; and g) Check the flue including for any obstructions and cleanliness.			Y	Y	Y
6	STORAGE TANK: a) Check the water temperature is 63-67 degC; b) Check the condition including for any leaks; and c) Check the float valve operation for the provision of make-up water (indirect storage system only).			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	Check the condition of the storage tank, clean & desluge if necessary.					Y
9	PRIMARY AND SECONDARY PUMPS: a) Check the condition, associated valves, connections and seals; and b) Purge any air locks from the circulating pump/s from air release valves and the general system.			Y	Y	Y
10	WATER FILTER/S (If applicable); a) Check for a secure fitting; b) Check the operation and condition of the valves & for any leaks; c) Replace the filter as required by the manufacturer's recommendations and site conditions; and				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.



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Department of Planning,
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	d) Check the water pressure and the water quality.					
11	Decontaminate all fittings by running outlets with hot water for 5-10 minutes depending on the water temperature.				Y	Y
12	If applicable replace the sacrificial anode when recommended by the manufacturer or every 4 years (default).					Y
13	Undertake any additional servicing recommended by the manufacturers.					Y
14	Record the results in the logbook.	Y	Y	Y	Y	Y

Special Comments and Technical Data

A SERVICE WEEKLY / B SERVICE MONTHLY / C SERVICE 6 MONTHLY
 D SERVICE ANNUAL - TIME TO SUIT CLIMATIC CONDITIONS.
 E SERVICE 2-5 YEARS (FREQUENCIES & ACTIVITIES AS RECOMMENDED BY THE MANUFACTURER & TO SUIT SITE CONDITIONS.)

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 PL08RS.

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

REFER TO ME118 FOR THE SERVICING (BASIC) OF AN ULTRA VIOLET UNIT AND ME118A FOR A UV SYSTEM WITH ALARM.

NOTIFY THE SITE REPRESENTATIVE IF THE WATER SERVICE WILL BE DISRUPTED DURING THIS SERVICE. 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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