

Hot Water Ablution System Non Recirc-Solar

Activity		Type Of Service				
		A	B	C	D	E
Last Issue Date: 07/12/2020						
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 safety valves and devices.			Y	Y	Y
3	Check condition of panels especially for;- - cleanliness. - leaks. - damage or deterioration. - integrity of fixings.			Y	Y	Y
4	Check non return valve, pressure limiting valve, and line strainer.			Y	Y	Y
5	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
6	Check integrity of tank fixings, collector and electrical connections.			Y	Y	Y
7	Test electrical heating element, thermostat and earth connection.			Y	Y	Y
8	Check the closed circuit fluid level where applicable, and convection levels.			Y	Y	Y
9	Inspect all connections.			Y	Y	Y
10	For gas booster units check condition of spark electrode, flue terminal gasket and dust build up on fan.			Y	Y	Y
11	Record water storage temperature and ensure it is set at 63degC. NOTE Do not increase storage temperature where this can result in scalding temperatures from any outlet, report these systems to the Facility Manager.			Y	Y	Y
12	Measure & record water temperature from outlets (Refer to site system plan to help in locating them). Inform site of any outlet/s where the temperaure of the water is inappropriate to its use.			Y	Y	Y
13	Decontaminate fittings by running outlets for 10(5) minutes with water at 60(70) degrees respectively. If volume of water insufficient to disinfect use a chlorine solution as detailed in the Guideline for the Control of Legionella (Refer to system site plan to help in locating them).				Y	Y
14	Where fitted, check the electric element for excessive calcium build up or corrossion, replace if necessary.					Y
15	Drain and flush out tank sediment build-up (if any)					Y
16	Drain and flush out collectors where required					Y
17	Replace sacrificial anode if required. Label with a permanent marker on the external casing of the heater when the sacrificial anode was replaced.					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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Activity						
18	All outlets that are not used frequently to be flushed weekly at full flow for 20 seconds, and all outlets on individual branches to be flushed out simultaneously (Refer to site system plan to help in locating them).	Y				
19	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 THE SITE)
- B SERVICE MONTHLY (MAY BE UNDERTAKEN BY THE SITE)
- C SERVICE 6 MONTHLY
- D SERVICE ANNUAL
- E SERVICE:

- CLEANING TO BE UNDERTAKEN WHEN REQUIRED.
- REPLACE THE SACRIFICIAL ANODE WHEN RECOMMENDED BY THE MANUFACTURER FOR THAT TYPE & MODEL 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 PL10.

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

ANY REMEDIAL WORK IS TO BE DETAILED IN THE CUSTOMER SERVICE REPORT AND REPORTED TO SITE.

INFORM THE FMSP IF THE SYSTEM HAS A CIRCULATING PUMP - FOR RECIRCULATING SYSTEMS WITH PUMPS REFER TO PL10R.

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

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