

Hot Water Ablution System Recirculating - Solar

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 20 seconds. (Refer to site system plan to assist in locating them).	Y	Y	Y	Y	Y
3	Operate easing lever on Temperature Pressure Relief Valve and Expansion Control Valve.			Y	Y	Y
4	Check condition of solar panels especially for: a) Cleanliness. b) Leaks. c) Damage or deterioration. d) Integrity of fixings.			Y	Y	Y
5	Check non return valve, pressure limiting valve and line strainer.			Y	Y	Y
6	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
7	Check integrity of tank fixings, collector and electrical connections.			Y	Y	Y
8	Test electrical heating element, thermostat and earth connection.			Y	Y	Y
9	Check the closed circuit fluid level where applicable, and convection levels.			Y	Y	Y
10	Inspect all connections.			Y	Y	Y
11	For gas booster units check condition of spark electrode, flue terminal gasket and dust build up on fan.			Y	Y	Y
12	Record water storage temperature and ensure it is set at minimum 63 deg C. 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
13	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
14	Check and purge air locks from circulating pump, air release valves and general system.			Y	Y	Y
15	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

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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16	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. (Refer to site system plan to help in locating them).				Y	Y
17	Check condition of circulating pump, associated valves, connections and seals.				Y	Y
18	Where fitted check the electric element for excessive calcium built up or corrosion, replace if necessary.					Y
19	Drain and flush out tank sediment built-up (if any).					Y
20	Drain and flush out collectors where required.					Y
21	Replace sacrificial anode if required. Label with a permanent marker on the external casing of the heater when the sacrificial anode was replaced.					Y
22	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 PL10R.

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

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