

Thermostatic Mixing Valves and Tempering Valves

Last Issue Date: 23/11/2020		Type Of Service				
		A	B	C	D	E
Activity						
1	This TDS is for Thermostatic Mixing Valves (TMVs) and Tempering Valves. The activities below are applicable to both types - 'the valve' - unless the activity specifically refers to one type. (Refer to Special Comments for additional information.)					
2	Check the temperature of the water supplied by the valve/s. (Refer to the site system layout plans to locate them.)		Y	Y	Y	Y
3	Decontaminate the valve by: a) Removing the temperature control mechanism; and b) Washing it and decontaminating it with water at 60 degC for 10 minutes or for 70 degC for 5 minutes or with appropriate chlorine solution if the water temperature or volume is not satisfactory. (Note: The rest of the valve components will be decontaminated with the general fittings.)			Y	Y	Y
4	TMV: At the intervals recommended by the manufacturer (AS40322.1 stipulates a maximum of 5 years): a) Dismantle the TMV and clean it thoroughly; b) Replace all O-rings; c) Replace the thermostatic element / piston assembly if required or recommended by the manufacturer; and d) Lubricate the components with high temperature silicone grease.					Y
5	Undertake any additional activities for the valves as recommended by the manufacturer.				Y	Y
6	Check the condition and operation of the valves.				Y	Y
7	Perform a thermal shut off test and provide a report all in accordance with AS4032.1 and specifically Appendix F.			Y	Y	Y
8	DOCUMENTATION: Check: a) The site system layout plans for the location of the valves. Update if required and advise the FMSP; and b) The manuals for BOTH the TMVs and Tempering Valves are correct.			Y	Y	Y
9	Record the results in the logbook and submit a Customer Service Report to the FMSP. Any replacements of both the tempering valves and TMVs are to be noted in the Report including locations.		Y	Y	Y	Y

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For more information please contact the applicable Facilities Management Service Provider.



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Special Comments and Technical Data

B SERVICE MONTHLY (REGULATORY REQUIREMENT FOR WARM WATER SYSTEMS AND RISK BASED FOR HOT WATER SYSTEMS).

C SERVICE 6 MONTHLY (REGULATORY REQUIREMENT FOR WARM WATER SYSTEMS AND RISK BASED FOR HOT WATER SYSTEMS).

D SERVICE ANNUAL (AS4032.1 STIPULATES A MAXIMUM INTERVAL OF 1 YEAR FOR THE ROUTINE SERVICE).

E SERVICE 5 YEARLY (DEFAULT) - AS RECOMMENDED BY THE MANUFACTURER.

THE SERVICING IS TO BE DONE BY A PLUMBER WITH THE REQUIRED LICENCE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND AS4032.3, AS3500.4 PART 4 AND AS3000 FOR THE ELECTRICAL INSTALLATION. OTR REQUIREMENTS ARE ALSO TO BE COMPLIED WITH.

APPLICABLE LEGISLATION: PUBLIC HEALTH (LEGIONELLA) REGULATIONS.

THE NATIONAL CONSTRUCTION CODE (VOLUME 3 PART B2) STIPULATES THE REQUIRED DELIVERY TEMPERATURES (EITHER 45 OR 50 DEGREES) AT THE SANITARY FIXTURE OUTLETS FOR VARIOUS AREAS / PARTS OF DIFFERENT FACILITIES AND ALSO, THE REQUIRED TEMPERATURE CONTROL DEVICE.

FOR THE SERVICING OF THE HOT WATER SYSTEM REFER TO THE APPLICABLE TDS IN THE PLUMBING SUITE.

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