

Hot Water Ablut Syst - with Indirect Heating

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 safety valves and devices			Y	Y	
3	STORAGE TANK(S)-6 Monthly check - Check for water leaks in joints & fittings. - Ensure electrical cables are secure and undamaged. - Ensure pH is within 8.5-9 range. - Ensure expansion tank has water and that it is brown in colour. - Check operation of the cold water expansion control valve.			Y	Y	
4	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	
5	Measure and record water temperature from the 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			Y	Y	
6	STORAGE TANK(S)-Annual check Visual Inspection - Check shell for leaks. - Check that all connections are tight and not corroded. - Check insulation and replace if deteriorated. Expansion Tank - Inspect for any water treatment stains. - Ensure float valve shut off maintains a 20mm water level. - Ensure float valve shuts off completely. Water Treatment - Drain 250ml of treated water from the service valve on the main tank. - Adjust pH 8.5-9 if necessary. Performance Check - Check water temperature in tank is within 3C for warm water thermostat setting and 7C for hot water thermostat setting. - Check heat exchanger and flush out if fouled.				Y	
7	INTERNAL HEATER(S) Visual - Check and clear if necessary the air intake and flue. - Check the heat exchanger for signs of corrosion, debris or obstructions and clear if required. - Check the burner blades for any foreign matter or build-up and clear if required. - Check that the pump is set on the maximum position, clean pump impeller and housing if required.				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.

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	-Check for gas leak with soap reach solution and rectify if necessary. - Check operation of flow switch and clean if necessary. Performance - Check the performance of the safety relief valves. - Check the burner rating by checking the burner gas operating pressure, adjust if required.					
8	EXTERNAL HEATER(S) Visual - Inspect air inler and flue for debris and clear if necessary. - Check the heat exchanger for signs of corrossion, debris or obstructions and clear if necessary. - Check the burner blades for any foreign matter or build-ups and clear if required. - If required clean pump impeller & deposits from inside pump housing. - Check for any gas leaks and rectify if necessary. Performance - Check the operation of the safety relief valves. - Check the burner rating by checking the burner gas operating pressure, adjust the gas pressure if required.				Y	
9	Decontaminate fittings by running outlets for 10(5) minutes with water at 60(70) degrees respectively. If volume of water insufficient use chlorine solution as detailed in the Guideline for the Control of Legionella (Refer to site system plan to help in locating them).				Y	
10	All outlets that are not used frequently to be flushed out 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	Y	Y	Y	
11	Check condition of solar panels (if present) especially for:- -cleanliness and clean if required -leaks -damage or deterioration -integrity of fixings			Y	Y	
12	Record the results in the logbook and submit a Customer Service Report to the FMSP.	Y	Y	Y	Y	

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Special Comments and Technical Data

A SERVICE WEEKLY (MAY BE UNDERTAKEN BY SITE)
B SERVICE MONTHLY (MAY BE UNDERTAKEN BY 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.

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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