

Hot Water Ablut Syst - with Indirect Heating (C&D)

Last Issue Date: 07/12/2020		Type Of Service				
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-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-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 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.

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



Government of South Australia
Department of Planning,
Transport and Infrastructure

Download Date: 22/12/2020

Hot Water Ablut Syst - with Indirect Heating (C&D)

Last Issue Date: 07/12/2020		Type Of Service				
Activity		A	B	C	D	E
	-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 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	Check condition of solar panels (if present) especially for:- -cleanliness and clean if required -leaks -damage or deterioration -integrity of fixings			Y	Y	
11	Note: The Facility Manager to arrange an independent audit of the system. (For audit scope refer to SA Health Warm water system Legionella Regulations compliance inspection report form.)				Y	
12	Record the results in the logbook and submit a Customer Service Report to the FMSP.			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

Download Date: 22/12/2020

Special Comments and Technical Data

C SERVICE 6 MONTHLY
D SERVICE ANNUAL

THIS SERVICE SPLIT ONLY FOR APPROVED SITES.
REFER TO PL54X FOR THE A AND B SERVICES

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.

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

Download Date: 22/12/2020

3 of 4

Conditions of Use

A TDS should be used as a generic guide for Facilities Management Service Providers (FMSP) to deliver Facilities Maintenance Services, specifically Preventative Maintenance in accordance with the DPTI [Agency Work Procedure Manual](#).

Users of a TDS should familiarise themselves with the following **Conditions of Use**:

1. You use the information and data contained in any TDS published by DPTI at your sole risk. DPTI-AGFMA does not have the expertise to provide complete or accurate technical data schedules and provides these technical data sheets merely as a starting point and/or guide.
2. If you rely on the information in a TDS you are responsible for ensuring, by independent verification, its accuracy, currency and completeness. DPTI cannot guarantee that the information contained in a TDS meets the standards or requirements of legislative requirements.
3. A TDS is not an exhaustive list of tasks or obligations that may be required and is generally generic in nature. DPTI does not oblige the user of a TDS to rely on it to the exclusion of other sources of information. For example, manufacturer's requirements may need to be followed for additional and / or alternative tasks and for additional and / or alternative servicing frequencies. You should always check the primary source of information such as the Australian Standards, manufacturer's specifications, legislation and other standards before undertaking any work to which a schedule may apply.
4. You must apply appropriate risk management principles and carry out all tasks in accordance with obligations under the [Work Health and Safety Act 2012](#).
5. You must not use a TDS unless you meet the specific competency requirements for preventative maintenance servicing works and are capable of applying the TDS to your trade or area of expertise. A TDS is only to be used by people who are specifically instructed by DPTI to use them and only for work undertaken in South Australia.
6. DPTI, its agents, instrumentalities, officers and employees make no representations, express or implied, as to the accuracy of the information, the data contained in a TDS or the suitability of a TDS for a particular purpose.
7. DPTI does not provide legal advice. DPTI accepts no liability, howsoever arising, for any loss resulting from the use of a TDS and any information or data or reliance placed on them.
8. DPTI may change information and data in a TDS without notice.
9. DPTI may revise this disclaimer at any time by updating these Conditions of Use.