

Hot Water Ablut Syst - (Recirculating Type)

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 frequently used to be flushed weekly at full flow for at 20 seconds.	Y	Y	Y	Y	
3	Measure and record water temperature from outlets.		Y	Y	Y	
4	Measure and record water temperature in the storage tank and ensure it is above 60 degrees.(Recommended set point 63 degrees)		Y	Y	Y	
5	Check and purge air locks from circulating pump, air release valves and general system.			Y	Y	
6	If present replace return line high temperature filter cartridge in plant room. Monitor for excessive scale and debris build up.			Y	Y	
7	Record the results in the logbook and submit a Customer Service Report to the FMSP.	Y	Y	Y	Y	

Special Comments and Technical Data

- A SERVICE WEEKLY (MAY BE UNDERTAKEN BY SITE)
- B SERVICE MONTHLY
- C SERVICE 6 MONTHLY AND IN CONJUNCTION WITH WATER HEATER
- D SERVICE ANNUAL

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

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