

Warm Water Ablut Syst -(Non Recirculating Type)

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	All outlets not frequently used to be flushed out weekly at full flow for 20 seconds, and all outlets on individual branches to be flushed out simultaneously.	Y	Y	Y	Y	
3	Measure and record water temperature in storage tank and ensure it is above 60 degrees. (Recommended set point 63 degrees)		Y	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	Y	
5	Measure water temperature at outlet and ensure it is appropriate to the use.		Y	Y	Y	
6	Check system for cleanliness and damage.		Y	Y	Y	
7	DECONTAMINATION If water heater has sufficient storage use Pasteurisation method by flushing with water from storage tank for 10 minutes by allowing water to flow from each outlet starting from the most distant outlet from the water heater and working back. If water heater has insufficient capacity use the Chlorination method. 1. Add chlorine to the system, sufficient to produce a minimum free chlorine residual of 1-2 mg/L at all outlets. 2. each outlet is allowed to flow for at least 5 minutes, starting at the most distant point from the heater and working back. 3. Flush each outlet in turn until chlorine is flushed throughout all outlets of the system. Chlorine concentration to be measured by a DPD test kit or similar at the most distant outlet and at a few chosen outlets throughout the system. the number of outlets tested will depend on the size and configuration of the system. All outlets of the system are to be flushed individually, however all outlets on individual branches should be flushed simultaneously.			Y	Y	
8	Legionella Testing: Obtain 2 water samples from different parts of the system, one being the furthest outlet from the water heater. Test both samples in a NATA certified laboratory for Total Bacteria and Legionella. NOTE: Testing frequency can be increased depending on site requirements.			Y	Y	
9	Thoroughly clean system if inspection reveals sludge, slime, scale, foam, rust, dirt, dust or other impurities of foreign material present in the system.					Y
10	Note: The FMSP to arrange an independent audit of the system. (For the audit scope refer to the SA Legionella Regulations and the SA Health warm water system guidelines.)				Y	
11	Record the results in the logbook and submit a Customer Service Report to the FMSP.	Y	Y	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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Special Comments and Technical Data

- A SERVICE WEEKLY (MAY BE UNDERTAKEN BY SITE)
- B SERVICE MONTHLY
- C SERVICE 6 MONTHLY & IN CONJUNCTION WITH WATER HEATER
- D SERVICE ANNUAL
- E SERVICE: CLEANING TO BE UNDERTAKEN WHEN 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.

- FOR THE ANNUAL INSPECTION (INDEPENDENT AUDIT) OF THE SYSTEM USE PL72.
- FOR THE REGISTRATION OF THE SYSTEM USE PL56.

APPLICABLE LEGISLATION, STANDARDS AND GUIDELINES:

PUBLIC HEALTH (LEGIONELLA) REGULATIONS, THE OTR AND SA HEALTH, THE GUIDELINES FOR THE CONTROL OF LEGIONELLA (SA HEALTH) and enHEALTH GUIDELINES FOR LEGIONELLA CONTROL. AS3666.2, AS3666.3, SAA/SNZ HB32, AS3896, AS4276.3.2, AS3500.1 & AS3500.4.

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