

Warm Water Ablut Syst - Recirc above 125L Electric

| 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                           | Record water storage temperature and ensure it is set at 63degC.<br>NOTE: Do not increase storage temperature where this can result in scalding temperatures from any outlet, report these systems immediately to the Facility Manager.   |                 | Y | Y | Y | Y |
| 3                           | Check cleanliness and mechanical condition of system.   |                 | Y | Y | Y | Y |
| 4                           | Check condition and operation of all safety valves and devices.   |                 |   | Y | Y | Y |
| 5                           | Check water heater for damage or leaks.   |                 |   | Y | Y | Y |
| 6                           | Water leak sensor shut-off valve, if installed:<br>a) Check the condition of the valve, sensor and cabling.<br>b) Test the valve in accordance with the manufacturer's instructions.<br>c) Check the visual and/or audible alarms as applicable.<br>d) Replace the batteries annually or when the battery alarm is activated. |                 |   | Y | Y | Y |
| 7                           | Check condition and operation of strainer / filter.   |                 |   | Y | Y | Y |
| 8                           | Check safety tray and overflow, if fitted.  |                 |   | Y | Y | Y |
| 9                           | Check all electrical connections.   |                 |   | Y | Y | Y |
| 10                          | 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 | Y | Y |
| 11                          | Measure and record water temperature from 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 | Y |
| 12                          | Check and purge air locks from circulating pump, air release valves and general system.   |                 |   | Y | Y | Y |
| 13                          | If present replace return line filter and monitor for excessive scale and debris built up. frequency of filter replacement depends on site conditions.  |                 |   | Y | Y | Y |
| 14                          | Obtain 2 water samples from different parts of the system one being the furthest outlet from the water heater and test both samples in a NATA certified laboratory for Total Bacteria and Legionella.(Testing frequency can be increased depending on site requirements).   |                 |   | Y | Y | Y |
| 15                          | Check condition of circulating pump, associated valves, connections and seals.  |                 |   |   | Y | Y |
| 16                          | Thoroughly clean system if inspection reveals sludge, slime, scale, foam, rust, dust or other impurities of foreign material present in the system.   |                 |   |   |   | Y |
| 17                          | All outlets that are not used frequently to be flushed weekly at full flow for 20 seconds,  | 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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| <b>Activity</b>             |  |                 |   |   |   |   |
|                             | and all outlets on individual branches to be flushed out simultaneous.(Refer to site system plan to help in locating them)   |                 |   |   |   |   |
| 18                          | Replace sacrificial anode if required. Label with permanent marker on the external casing of the heater when the sacrificial anode is replaced.  |                 |   |   |   | Y |
| 19                          | 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 | Y |
| 20                          | Record the results in the logbook and submit a Customer Service Report to the FMSP.  | Y               | Y | Y | Y | Y |

**Special Comments and Technical Data**

A SERVICE WEEKLY (MAY BE UNDERTAKEN BY SITE)

B SERVICE MONTHLY

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.

- 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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