

Hot water ablution system with Heat pump

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. 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	Check condition and operation of all safety valves and devices.			Y	Y	Y
3	Check water heater for damage or leaks.			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	Record water storage temperature and ensure it is set at 63degC. 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
6	Check condition and operation of strainer / filter.			Y	Y	Y
7	Check all electrical connections.			Y	Y	Y
8	Check safety tray and overflow, if fitted.			Y	Y	Y
9	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
10	Decontaminate fittings by running the outlets for 10(5) minutes with water at 60degC (70degC). If volume of water insufficient to disinfect use an appropriate chlorine solution. (Refer to site system plan to help in locating them).				Y	Y
11	Replace sacrificial anode if required. Label with a permanent marker on the external casing of the heater when the sacrificial anode was replaced.					Y
12	Heat Pump System - Check refrigeration system and clean evaporator.				Y	Y
13	All outlets that are not used frequently to be flushed weekly at full flow for 20 seconds. (Refer to site system plan to help in locating them).	Y	Y	Y	Y	Y
14	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.



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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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