

Hot Ablution Water System for Government House

Activity		Type Of Service				
		A	B	C	D	E
Last Issue Date: 07/12/2020						
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 all safety valves and devices			Y	Y	Y
3	Check water heater for leaks or damage			Y	Y	Y
4	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
5	Check condition and operation of hot water service including:- - strainer/filter - ignition system - pilot light - gas pressure/flow - burner operation for correct gas/air mixture to ensure maximum efficiency - flue, especially for obstructions and cleanliness			Y	Y	Y
6	Check safety tray and overflow if fitted			Y	Y	Y
7	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
8	Measure & record water temperature from outlets (Rfer 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. Large temperature variations in loop need to be investigated and the site to be informed of any remedial action required.			Y	Y	Y
9	Check and purge air locks from circulating pump, air release valves and general system			Y	Y	Y
10	If present replace return line filter cartridge and monitor for excessive scale and debris built up. Frequency of filter replacement depends on site conditions.		Y	Y	Y	Y
11	Decontaminate fittings by running outlets for 10(5) minutes with water above 60(70) degrees. If volume of water in insufficient to disinfect using a chlorine solution.(Refer to site system plan to help in locating them)				Y	Y
12	Check condition of circulating pump, associated valves, connections and seals				Y	Y
13	Replace sacrificial anode if required. Label with a permanent marker on the external casing of the heater when the sacrificial anode was repalced.					Y
14	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

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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15	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: 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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