

Electronic Thermostat Mixing Valve

Last Issue Date: 22/05/2018		Type Of Service				
Activity		A	B	C	D	E
1	Limit Thermostat and Probe Bellows: a) Check the bellows between the thermostat housing and temperature probe is connected and undamaged.				Y	
2	Actuator: a) Check the condition and operation of the actuator.				Y	
3	Strainer/s: a) Check the condition and clean if required.				Y	
4	Water temperature test: For the FULL FLOW RATE test: a) Open sufficient warm water outlets within the loop (usually 20-30% of the warm water outlets) to get the 'peak flow rate' of the installation; b) Check and record the temperature at the outlet nearest to the mixed outlet connection of the valve; and c) Close the outlets. For the PARTIAL FLOW RATE test: a) Open the warm water outlet (one) furthest from the mixed outlet connection of the warm water valve; b) Check and record the temperature.				Y	
5	For the DIFFERENTIAL PRESSURE Test: a) Check that the dynamic differential pressure across the cold supply and hot supply connections to the three way mixing port does not exceed 50kPa.				Y	
6	For the COLD WATER SUPPLY FAILURE Test: a) Simulate the failure of cold water supply to the warm water installation.				Y	
7	For the HOT WATER SUPPLY FAILURE Test: a) Simulate the failure of hot water supply to the warm water installation.				Y	
8	Record the results in the logbook.				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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Department of Planning,
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Special Comments and Technical Data

D SERVICE ANNUAL

1/ THE FOLLOWING COMPONENTS REQUIRE NO MAINTENANCE:

- THE `SET POINT' OF THE LIMIT THERMOSTAT (FACTORY SET),
- THE CONTROLLER AND 3 WAY MIXING PORT OF THE ACTUATOR.

2/ FOR ADDITIONAL INFORMATION ON THE SERVICING AND THE TEMPERATURE, PRESSURE, SUPPLY FAILURE TESTS REFER TO THE MANUFACTURER'S MANUAL.

3/ FOR SAFEGUARDING AGAINST UNAUTHORISED ADJUSTMENTS TO THE SYSTEM REFER TO THE MANUFACTURER'S MANUAL.

4/ ADJUSTMENT OF THE DELIVERY TEMPERATURE:

- THIS SHOULD NOT BE NECESSARY DURING ROUTINE MAINTENANCE AND IS TO BE UNDERTAKEN ONLY BY AUTHORISED PERSONS IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

- THE DELIVERY TEMPERATURE MUST BE COMPATIBLE WITH THE APPLICATION AND COMPLY WITH AS3500.4 AND APPLICABLE LOCAL AUTHORITY REQUIREMENTS.

FOR THE TDS FOR INSTANTANEOUS GAS RECIRCULATING HOT WATER SYSTEM WITH A STORAGE TANK REFER TO PL08RS.

FOR THE TDS FOR A GENERIC THERMOSTATIC MIXING VALVE REFER TO PL39.

SERVICING TO BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND AS3000, AS4032.3 AND AS3500.4.

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2 of 3

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