

48 Ray St, Findon SA 5023

HYDRAULIC SERVICES



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48 Ray St, Findon SA 5023

General Site and Hydraulic Services Information

48 Ray St, Findon SA 5023

General Site information

Bruce Harris Project Management was contracted by the EPIC Building to supervise the installation of Hydraulic services to the above complex and was completed in 13th September 2009.

It is confirmed that all sanitary plumbing works above and below ground level as specified in the relevant specifications has been carried out according to AS/NZS 3500.

The scope of work included the supply and fixing of all necessary equipment and components for the complete installation, commissioning of all sanitary, plumbing and hydraulic services shown on the site drawings. Copies of these drawings are included in this Manual (refer Section 3).

The following services are located at:

Cold Water Services

Cold Water supply is drawn from the 2 x 50^Ø Water Meters located at the corner of Ray St and Bert St. Two Backflow Prevention Devices have been fitted adjacent the water meter to prevent soiled water from entering the water supply system. (Refer below for location details etc)

The Cold Water supply comes into the building via the sub basement and circulates through the building by (pipe size) pipe suspended in the ceiling.

The supply can be isolated by a series of Isolation Valves connected throughout the system. These Valves are located behind the signage corner of Ray and Bert Streets.

Gas Services

Gas Services supply the Hot Water booster system throughout the complex by a connection to the mains supply entering adjacent to the east side of undercroft car park.

Full User details of the Gas boosted EDWARDS Solar hot Water systems are contained in Section 1.

Any maintenance, repair or servicing to Gas Units must be undertaken by a properly qualified person.

EMERGENCY INFORMATION

Plumbing Contractor

Bruce Harris Project Management

☎ 0401 106 010

☎ 08 8572 3787

Ambulance, Police Fire Emergency
Emergency through Text

000

106

SA Water

Water Supply
Water Quality
Leaking or Faulty Water Meter
Sewer Blockage or Overflow

Phone 1300 883 121 (metropolitan)

OR

Phone 1300 880 337 (country)

SA Metropolitan Fire Service

Emergency Calls only
General Business
Fire Bans

000

8204-3600

1300 362 361

ETSA Power

Power Failures & Emergencies
Business & customer Service
Corporate Switchboard

13 13 66

1300 650 013

8404 5666

ORIGIN Energy

Emergency Calls/Gas Escapes
Enquiries – Accounts
Meter Readings
General Administration
Pipe locations
Major Industry & Power

1300 808 526

1300 808 526

1300 808 526

13 24 61

8217 2645

8223 8300

AGL

All Enquiries
Account, Connections & General
Enquires
Power Failures & Emergencies
Emergency Calls/Gas Escapes

13 12 45

13 12 45

13 13 66

1300 808 526

State Emergency Services

8204 2999 or 8207 5000

Dial Before You Dig

1100

www.dialbeforeyoudig.com.au

General Maintenance Information

- Sanitary Ware** Generally speaking most sanitary ware does not require regular maintenance. However in order to ensure fixtures and fittings maintain their 'as-new' appearance; ensure all cleaning is undertaken according to product directions.
- Tap Ware** Tapware does not require regular maintenance. However in order to ensure all taps maintain their efficiency undertake a visual check of all outlets for leaks/drips on a regular basis.
- Hot Water Services** Full details of maintenance requirements are located in Section 3.
- Ensure that all HWS units are maintained by properly qualified persons. Failure to use qualified maintenance personnel may invalidate product warranties.
- A Maintenance Log is provided to record all site visits and parts used.
- Associated Equipment** Full details of maintenance requirements are located in Section 4.
- Backflow Prevention units installed at this site require annual maintenance. This work must be undertaken and certified by properly qualified persons.
- Ensure regular maintenance on all pumps is undertaken by checking for possible leaks/drips from outlets and joints.
- A Maintenance Log is provided to record all site visits and parts used.
- Piping Systems** A bi-annual inspection of the following should be conducted of the piping system to:
- check and rectify water leakage
 - inspect for and rectify corrosion
 - check and rectify damage to insulation
 - check valve settings and control valve actuation
 - check correct operation of thermostatic mixing valves or tempering valves
 - check that drains and overflows are clear and traps are live
- All strainers require cleaning out on an annual basis.



Specific Maintenance Information

In most cases all maintenance and service requirements to fittings and equipment installed on this site require attendance by a properly qualified person.

Specific maintenance information relating to fitting and equipment are referenced within this Manual, and should be read in conjunction with any servicing and/or repair of units.

A series of Maintenance Log sheets are provided and should be used to ensure there is a consistent history of recording maintenance tasks, repairs and service calls on the site.

The following Schedule should be observed to ensure the efficient and safe operation of all fixtures and fittings.

Monthly

- all Plant and Equipment
- Carry out maintenance, serving and test procedures

Six Monthly - Piping systems

- Check and rectify any water leakages
- Inspect for and rectify corrosion
- Check and rectify damage to any insulation
- Check valve settings and control valve actuation
- Check correct operation of thermostatic mixing valves or tempering valves
- Check that drains and overflows are clear and traps are live

Annually

- All Plant and Equipment
- Repeat monthly and/or 6 monthly services
- Clean, check and adjust hot water system burners and undertake efficiency tests

