

Unmanned lineside building services

1. Air conditioning operational check

This service is to be carried out only where the installation demands. The frequency of this service to be decided by the Area E&P Engineer, and the minimum frequency shall be monthly for outdoor buildings during summer; and weekly for subsurface buildings.

1.1. General

- a) Check that any high/low temperature readings in the building are within tolerance.
- b) Check all units for damage, security, cleanliness and correct operation in all modes.
- c) Check that any air flows are not restricted by litter or vegetation and that heating/cooling coils are clean.
- d) Wash, dry and replace or renew air filters as appropriate.
- e) Check that the temperature settings are correct
- f) Check that condensate pan and drain are clear and properly attached.
- g) Check for any undue noise or vibration from rotating components.

2. 'D' Examination

This service is to be carried out 3 – monthly

2.1. Air conditioning system

Carry out air conditioning operational check described in section 1.

2.2. Electrical installation

- a) Check that RCD is secure and in good condition.
- b) Check that the RCD trips when button is pressed. Check that all components supplied by the RCD are properly re-set following the trip test.

2.3. Fire Alarm

- a) Check Fire Log Book and alarm panel for faults.
- b) Check sounders for satisfactory condition and correct operation.
- c) Operate all call devices and one detector to confirm correct operation.
- d) Check that no alterations have affected the alarm system.
- e) Check vented lead acid batteries for cleanliness, and that vent caps are clear of obstruction.

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- f) Check expiry date on VRLA batteries.
- g) Check that cell charge level is satisfactory.
- h) Check battery connections for security and satisfactory condition.
- i) Clean and apply approved lubricant to battery terminals.
- j) Complete the 'Certificate of Testing of Fire Alarm System'.

3. 'E' Examination

Carry out D Exam as described in section 2.

3.1. Air conditioning system

- a) Check mountings for damage and security.
- b) Check water/refrigeration circuits for leaks, damage and security.
- c) Check pipe insulation for condition.
- d) Check water/refrigerant and compressor oil level.
- e) Check pressure gauges for correct reading.

3.2. Electrical Installation

- a) Check light fittings for damage, security and cleanliness.
- b) Check that indicator lamps in self contained non-maintained stand-by fittings are illuminated.
- c) Renew batteries of self contained non-maintained batteries where the renewal date is less than 6 months from current date.
- d) Check that standby lighting operates correctly by simulating a mains failure to the fittings.
- e) Following standby lighting test, check that the normal circuit is restored, that battery charging arrangements are functional and that standby lighting is fit to be returned to normal service.

3.3. Fire Alarm

Confirm a clear space of 750mm is maintained below all detectors.

4. 'F' Examination

This service to be carried out annually in April.

Carry out E exam as described in section 3 except 3.2(d) and 3.2(e)

4.1. Air conditioning system

- a) Check all electrical cables and conduits for condition.