

CHILLED WATER SYSTEM MAINTENANCE

A chilled water system is a commodity often used to cool a buildings air and equipment, especially in situations where many individual rooms must be controlled separately.

The chiller, usually found outside has a minimum of two circuits. One being refrigerant and the other being water that has been treated to stop it freezing.

The refrigerant and water circuits pass over each other through a heat exchanger. This then removes the heat from the water and pumps it to equipment that requires cooling.

What is included in our Chilled Water System Maintenance?

During an chilled water system maintenance, the following tasks will be completed:

- Direct and indirect refrigerant leak checking to comply with current F-Gas regulations (please refer to the F-Gas Management brochure for further information regarding F-Gas).
- Checking of the condition and operations of the chiller to ensure it is functioning efficiently.
- Checking compressors for oil level, pressures, abnormal noise or vibration.
- Check condenser fans electrical connections and are operating correctly.
- Inspect pressure relief valves for signs of deterioration.
- Cleaning of all heat exchanger coils with a suitable solution to ensure they are clear of blockages and allowing air to pass through them.
- Check antifreeze/glycol concentration in water circuit.
- Check operation of circulation pumps.
- Check chilled water flow rate.
- Record compressor run hours and all operating temperatures and refrigerant pressures.
- Calibrate HP switches.

How often should you service your Chilled Water System?

Chiller servicing frequencies vary depending on the application and also how much refrigerant you hold on site. Some systems may only require servicing on an annual basis.

Manufacturers tend to recommend that the equipment is maintained every 6 months but must be completed annually to comply with F-Gas regulations and uphold any warranty the equipment may have.



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