

Centenary Quay Library

Review Photographs

29th August 2018



Main Water Heater

The water heater serving the cleaners room, toilet areas and kitchen; a good storage temperature of 64.0C was recorded at the time of this 2018 review.



Local Water Heater

The local water heater serving the rear community room area had a good temperature of 54.0C was recorded at the time of this 2018 review.



Local Water Heater

The local water heater serving the accessible toilet was only at 26.0C at the time of this review; records seen indicate it is normally satisfactory.



Deadleg Pipe Work

Deadleg pipe work was seen in the library area behind a seat; I was informed this is for the supply to a coffee machine which is being installed in the near future; this should be flushed weekly until the machine is installed.



Deadleg Pipe Work

The water cooler unit has been switched off as it is leaking; the unit is still attached to the mains water service thus creating deadleg pipe work. I was informed this has been like this for over a year and should be addressed at the earliest opportunity.



Small Deadleg

The pressure gauge fitted to the mains water pipe work acts a deadleg pipe work; ideally the gauge should be fitted directly to the mains water pipe work to remove the deadleg.



Mains Water By-Pass

The mains water by-pass pipe work in the plant room area has been drained and removed to prevent deadleg pipe work.



Trace Heating

There is trace heating fitted to the hot water distribution pipe work as no return system is fitted; there appeared to be no heat on the cable to suggest it is working; ensure the trace heating is set to maintain 50.0C or more at all times.



TMVs

TMVs are fitted in the toilet areas; these should be serviced and maintained as recommended by the manufacturers; no records were seen to indicate this is being carried out.



Air Conditioning Units

Ensure all air conditioning units are serviced and maintained and any condense trays and traps are cleaned and disinfected as part of the servicing schedules.