

6 Out of Tolerance Result and Action Record

Date	Record No.	System / Location	Type of Out of Tolerance
18/10/12	0016	Old school building cleaner's cupboard water heater.	Heater is switched on but water is cold; possible heater element defective.
18/10/12	0017	Old school building calorifier in caretaker's workshop.	Calorifier storage and return temperatures are low; this affects hot water outlets within the Old School Building.
18/10/12	0018	Cold water outlets within Sola building.	Many cold water outlet temperatures are elevated > 20 °C.
18/10/12	0019	Old music practice room Scola building.	No flow of water.
18/10/12	0020	Hot and cold water Scola & Rothely buildings.	Deadleg pipe work evident in some areas.
18/10/12	0021	Hot water within the CDT building.	Hot water takes longer than the recommended one minute to achieve 50.0c at outlets at far end of building.
18/10/12	0022	Hot water system in Sports and badminton Block.	Hot water calorifier No.2 was recorded at <u>82.0c</u> this is very high and should be lowered to the recommended 60.0c.
18/10/12	0023	Cold water system in Sports and badminton Block.	Elevated cold water temperature in male/female toilet on first floor.
18/10/12	0024	Hot water system in Main Kitchen.	No.1 calorifier storage temperature low at time of monitoring; should store hot water at 60.0c.
18/10/12	0025	Hot water system in Main Kitchen.	Return system recirculating / return pump is still switched off; return temperature should maintain 50.0c or more at all times.
18/10/12	0026	Hot water heater in Science / Maths prep room	Water storage temperature low; water should be stored at 60.0c.
18/10/12	0027	Hot water system Baby Cottage	Hot water takes longer than one minute to achieve 50.0c at ground floor kitchen sink.
18/10/12	0028	Cold water Scola building / water systems logbook records.	No flushing regime in place; no records recorded in water systems logbook.

Record No.	Action Required	Action Completed	Signature
0016	Investigate heater element and replace if faulty; set to store hot water at 60.0c.		
0017	Adjust calorifier to store hot water at 60.0c and maintain 50.0c or more on the return pipe work. Monitor calorifier temperatures outside monthly visits.		
0018	Instigate a weekly flushing regime for Scola building; record when this is carried out. Insulate any exposed pipe work to prevent heat transfer via hot & heating pipe work		
0019	Remove outlets if no longer required along with all associated pipe work to prevent deadlegs on the water system.		
0020	Remove all deadleg pipe work at earliest opportunity.		
0021	Investigate hot water return system for correct operation; ensure all valves and isolators are opened correctly and in the right positions.		
0022	<u>Hot water in No.2 calorifier should be lowered to achieve 60.0c storage temperature.</u> <u>Present temperature of 82.0c is extremely high and dangerous level</u>		

Record No.	Action Required	Action Completed	Signature
0023	Flush cold water; possible TMV could be passing.		
0024	No.1 calorifier should be adjusted to store hot water at 60.0c.		
0025	Hot water return / circulating pump should be switched on to enable correct operation of system; maintain 50.0c or more in return system at all times.		
0026	Hot water heater should be adjusted to store hot water at 60.0c.		
0027	Combination boiler should be adjusted to achieve 50.0c at the outlets within one minute.		
0028	<p><u>A weekly flushing regime must be put in place in Scola building due to the elevated cold water temperatures; this must be recorded within the water systems logbook when carried out.</u></p> <p><u>I would recommend Legionella water sampling is carried out on the cold water system within Scola building due to three months of consistent elevated cold water temperatures; this would also determine if the system is under control.</u></p>		

Deadleg pipe work is an ideal area for bacteria proliferation and should therefore be removed; some deadleg pipe work has been noticed at the time of monthly temperature monitoring; find attached photos of deadleg pipe work recently seen.

Deadleg pipe work seen in Scola building junior girls toilet area.



Deadleg pipe work seen in Rothely building shower room area.

