

PRE-PLANNED MAINTENANCE PROGRAMME - TASK FREQUENCIES

In order to ensure that the devised Risk Management Program is effective in minimising or controlling the risk of Legionellosis, EPUT (or others on its behalf) will undertake a number of periodic inspection and monitoring tasks.

The actual task and frequency of the tasks adopted shall depend on a number of criteria such as the type of building, type of occupants and history of the plant/system. For the specific current frequencies employed across the various EPUT buildings, please refer to the PPM Program Schedule below:

PPM TASK		FREQUENCY	
PROBLEM NOTIFICATION		AS REQUIRED	
SYSTEM ALTERATIONS		AS REQUIRED	
DEFECT LOG COMPLETION	Fault notification	AS REQUIRED FOLLOWING PPM TASK	
HOT AND COLD WATER DISTRIBUTION SYSTEM	Temperature Monitoring	MONTHLY AT SENTINEL POINTS; SUBORDINATE LOOPS AND HOT WATER RETURNS	
		ANNUALLY ALL OUTLETS	
	General inspections of water outlets	MONTHLY	
	Cleaning and disinfection	AS REQUIRED	
INFREQUENTLY USED OUTLETS	Usage evaluation and flushing	Non healthcare	WEEKLY
		Healthcare	TWICE WEEKLY
		Augmented care	DAILY
DEAD LEGS AND OUT OF USE AREAS	Flushing following usage evaluation	TWICE WEEKLY	

WATER BIOLOGICAL ANALYSIS	Routine sampling	<i>Legionella and TVC (E. coli and Coliforms as required)</i>	AS REQUIRED
		<i>Pseudomonas aeruginosa</i>	6 MONTHLY PRE FLUSH AT TIME OF NO USE IN AUGMENTED CARE UNITS ONLY OR/AS DIRECTED BY CONTROL OF INFECTION AND THE WATER SAFETY GROUP
	By exception and Ad-hoc sampling and during suspected cases and/or outbreaks	<i>Legionella spp. , Pseudomonas spp. & TVC (E. coli and Coliforms as required)</i>	WHEN HWS AND CWS OUTLET TEMPERATURES AND/OR ON-LINE DISINFECTANT ARE PERSISTENTLY OUTSIDE THE RECOMMENDED TEMPERATURE LIMITS
			PRE & POST FLUSH SAMPLES FOLLOW-UP FROM PREVIOUS BIOLOGICAL ANALYSIS FAILURES PRE & POST FLUSH SAMPLES AS PART OF AREA OPENING PROCEDURES PRE & POST FLUSH SAMPLES
WATER STORAGE TANKS	24hr Drop-Test		ANNUALLY
	Temperature monitoring		6 MONTHLY. STORED AND INLET
	Visual condition inspections		6 MONTHLY
	Clean & disinfection		AS REQUIRED DEPENDANT UPON INSPECTION
	Expansion vessels flushing		MONTHLY
CALORIFIERS TO INCLUDE: i. Indirect storage calorifiers (all vessels ≥75 litres) ii. Direct Gas fired calorifiers iii. Plate heat exchangers Where multiple calorifiers are linked, the monitoring must include the flow and return of EACH unit and not just common flow & return.	24hr Temperature Profiling		ANNUALLY
	Temperature Monitoring of individual Flow & Return	Automatic (Where BMS is fitted)	CONSTANT ON BMS
		Manual	MONTHLY
	General visual inspections and drain sludge flushing (all calorifier types)		ANNUALLY

	Pasteurisation	AS REQUIRED	
	Expansion vessels flushing	MONTHLY	
CISTERN TYPE WATER HEATERS	Temperature monitoring	MONTHLY	
	Inspection of cold tank section	ANNUALLY	
	Cleaning & disinfection	AS REQUIRED	
POINT OF USE WATER HEATERS AND COMBI BOILERS ≤15L	Temperature Monitoring from units nearest outlet	6-MONTHLY	
	General visual inspections	ANNUALLY	
INSTANT WATER HEATERS Water heaters of >15 litres storage capacity	Temperature Monitoring from units nearest outlet	MONTHLY	
	General visual inspections	ANNUALLY	
THERMOSTATIC MIXING VALVES AND SHOWERS	Temperature monitoring & general condition inspection	Fully bodied immersion	6 MONTHLY
		Non-full bodied immersion	ANNUALLY
	General condition inspection	6 MONTHLY	
	TMV servicing (including clean/disinfection and fail-safe checks)	6 MONTHLY	
	TMV servicing (fail-safe checks)	6 MONTHLY	
	Shower – Inspection, clean and disinfection	QUARTERLY & AS REQUIRED	
EMERGENCY SHOWERS AND EYE WASHES	Tank inspection (if present)	MONTHLY	
	Tank clean and disinfection (if present)	QUARTERLY	
	Shower/eye wash inspection	QUARTERLY	
	Shower / eye wash clean and disinfection	QUARTERLY	
	Shower / eye wash flushing	WEEKLY	
POINT OF USE FILTERS	Filter replacement	AS PER MANUFACTURERS INSTRUCTIONS – TYPICALLY MONTHLY	
WATER SOFTENERS	Hardness test/salt level	WEEKLY	
	Inspection/service	6-MONTHLY	
CHLORINE DIOXIDE SYSTEM	Servicing	MONTHLY	
	Monitoring	MONTHLY AT SENTINEL POINTS	

DENTAL CHAIRS	Dental line flushing	START AND END OF DAY AND AFTER EACH PATIENT
	Bottle replacement or clean	DAILY
	Disinfection of water lines	DAILY
	General inspections	DAILY
	Biological monitoring	AS REQUIRED

HYDROTHERAPY POOLS	General Inspections	AT LEAST 3 X DAILY
	Pool disinfectant levels	AT LEAST 3 X DAILY
	pH	AT LEAST 3 X DAILY
	Operation of dosing system	AT LEAST 3 X DAILY
	Disinfectant level in reservoirs	AT LEAST 3 X DAILY
	Water clarity	AT LEAST 3 X DAILY
	Back wash	2 X WEEKLY
	Filter and strainer inspection	WEEKLY
	Filter and strainer clean	WEEKLY
	Balance tank inspection	6 MONTHLY
	Biological monitoring	Legionella
TVC		MONTHLY
<i>E. coli</i> & coliforms		MONTHLY
<i>Pseudomonas aeruginosa</i>		MONTHLY
HUMIDIFIED INCUBATORS	Reservoir emptying	DAILY
	Cleaning and disinfection	AFTER USE