



AIR HANDLING UNITS & FAN COIL UNITS Maintenance Data

Electric Motors

The only components in frictional contact are the bearings.

Bearings are supplied lubricated sealed for life and bearing life is governed by a number of factors, namely operating ambient temperature and motor size.

The following are recommended hours of operation between re-greased or replaced bearings.

<u>Ambient</u>	<u>Up to 3kw</u>	<u>4.0-7.5kw</u>	<u>11.0-30.0kw</u>
0°-25°C	36,000	30,000	20,000
25°-40°C	18,000	15,000	10,000

Simultaneously, after ensuring that everything appears to be in order, any signs of overheating or arcing should be investigated without delay, as should excessive ingress of dirt or moisture.

Fan Shaft Bearing

Bearings are supplied lubricated sealed for life, with the exception of those mounted on cast iron supports, and are equipped with the grease point.

Periodic cleaning out and renewal of grease is necessary. Apply grease while bearings are running, adding slowly until a slight bleeding of grease from the seals is noted. Care should be taken not to over-lubricate.

Apply re-greasing as indicated above for electric motor bearings.

**Air Handling Units & Fan Coil Units
Maintenance Data (continued)**

Belts/Pulleys

Vee Belts must be correctly tensioned at installation and then re-tensioned after approximately twenty-four hours of running to ensure any inherent stretching is accommodated for.

Design life of approximately 25,000 hours should be expected and check for wear every 3,000 hours of operation.

Misaligned pulleys are a major cause of vee belt wear and pulley alignment should be checked after a similar 3,000 hours of operation.

Coils

The primary maintenance considerations for finned air heating and cooling coils are cleanliness of heat transfer surface and freedom from corrosion and leakage.

In the best of filtered systems, coil fins and tubes can become clogged with dust, fluff, lint, etc., which may become the source of external corrosion, in addition to reducing heat transfer efficiency.

The frequency of cleaning will depend upon the cleanliness of the air flowing through the coil.

If used for heating or cooling outdoor air with intakes close to street level in areas with high degree of air pollution, more frequent inspections will be required than would be where intakes are high and air pollution light.

Filters

1. Are of the dry media washable type and should be cleaned as follows:
 - (a) Remove surface lint and loose dirt with vacuum cleaner attachment or by gently rapping over a newspaper.
 - (b) Flush water through inlet (dirty) side of filter. In severe cases, immersion and agitation in cold water and mild detergent may be necessary. Rinse thoroughly and dry.
2. If filters are of a different type, follow filter manufacturer's instructions.

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