

Medical/Dental Clinic

Preventive Maintenance Schedule

System: Central Station Air Handling Units

Maintenance Task Description	Frequency *	Skill Level **	Time Hours ***
Clean fan bearings. Clean grease lines.	Q	A	0.25
Lubricate fan bearings.	Q	A	0.25
Check fan sheeve alignment	Q	A	0.25
Check fan belt tension and adjust if required	Q	A	0.25
Inspect and test damper operating linkages with AHU operation	SA	A	0.25
Inspect coils and clean if required	SA	A	0.25
Inspect inside unit casing for mold or dirt and clean if required	A	A	0.5
Inspect and clean air flow measuring stations in supply, return & O.A.	A	A	0.5
Lubricate fan motors	A	A	0.25
Clean fan wheel and shaft	A	A	0.5
Inspect & tighten electrical power and control wiring connections	A	A	0.25
Inspect gasketing on access doors and unit casing and repair or replace if damaged	A	A	0.25
Inspect flexible connection at fan outlet/inlet and replace if damaged	A	A	0.25

See Filter Section for Filter Service

* Frequency Legend

D	Daily
W	Weekly
M	Monthly
Q	Quarterly
SA	Semi-Annually
A	Annually

** Skill Level Legend

O	Unskilled Laborer
A	Apprentice Mechanic
J	Journeyman Mechanic
M	Master Mechanic
FT	Factory Trained Tech.

*** The time indicated is
for the required to
service one unit