

Maintenance & Inspection

for CNI Data Centres



Inspection Information

Site Name:

Inspection Date:

Inspector:

Inspection Type:

Daily Visual Inspection

- Tank exterior condition (no damage/corrosion/leaks)
- Pipework and connections (no leaks)
- Ground around tank base (dry, no pooling)
- Access covers and hatches (secure and locked)
- Vermin screens intact and unobstructed
- BMS water level within normal range
- No active alarms
- Flow rates within expected parameters

Weekly Checks

- Review water consumption trend
- Check for unusual consumption patterns
- Verify automated fill valve operation
- Confirm overflow pipe is dry
- Test alarm annunciation
- Verify level sensor accuracy
- Check control panel for errors
- Review data logs for sensor dropouts

Monthly Inspection - Tank Structure

- Inspect tank body for corrosion/cracks
- Check tank lining or coating condition
- Examine all joints and seams
- Inspect foundation/mounting for settlement
- Check overflow pipe and flap valve
- Inspect visible pipework for damage
- Test isolation valves operation
- Verify backflow prevention device

Monthly - Sensors & Controls

- Clean level sensor
- Verify sensor calibration
- Inspect sensor cables and connections
- Test flow meters accuracy
- Check water quality sensors operation
- Test leak detection sensors
- Verify automated fill valve operation
- Test high-level and low-level alarms
- Check BMS integration and data transmission

Monthly - Water Quality

- Measure water temperature (°C)
- Measure pH (target 6.5-8.5)
- Measure conductivity
- Visual clarity check
- Odour check
- Check biocide concentration
- Inspect dosing pumps operation
- Verify dosing rates

Quarterly - Legionella Testing (HSE L8)

- Sample tank inlet water
- Sample tank bulk water
- Sample tank outlet water
- Sample cooling system water
- Samples sent to UKAS-accredited laboratory
- Legionella results <100 cfu/L
- Aerobic colony count <1,000 cfu/ml
- Temperature monitoring at multiple points
- Verify cold water below 20°C
- Review biocide residual concentration

Annual Internal Inspection

- Tank drain-down scheduled
- Alternative water supply arranged
- Confined space entry permit issued
- Internal surfaces inspected (good condition)
- No evidence of corrosion or degradation
- Sludge and debris removed
- High-pressure cleaning completed
- Tank disinfected per procedure
- Bacteriological sample post-refill
- System returned to service

Biennial - Legionella Risk Assessment

- Risk assessment covers all water systems
- Cold water maintained below 20°C
- No stagnant water or dead legs identified
- Biocide treatment regime effective
- No biofilm formation identified
- Written control scheme up to date
- Monitoring schedules followed
- Staff training current
- Overall risk level: Low/Medium/High

Notes / Actions Required: