

**YORK**[®]

BY JOHNSON CONTROLS

MAINTENANCE RECOMMENDATIONS FOR SOLUTION AIR HANDLER

(Includes suggested IAQ minimums for ASHRAE Std. 62-2010 Compliance)

| PROCEDURE | MONTHLY | QUARTERLY | YEARLY | OTHER |
|--|---------|-----------|--------|---------------|
| Clean exterior of air handler cabinet. | | | | As Needed |
| Inspect doors, handles, latches and hinges for proper operation. | | | X | |
| Inspect door gaskets for damage and proper seal. | | | X | |
| Inspect panels for damage. | | | X | |
| Inspect air hoods and air louvers for damage and debris. | | | | 6 months |
| Inspect bird screens for damage, dirt and debris. | | | | 6 months |
| Clean fan segment and fan assembly (supply, return, exhaust). | | | X | |
| Check fan housing, wheel, shaft, frame, inlet vanes and bearings for damage, wear, loose parts, dirt and debris. | | | X | |
| Check fan base, vibration isolators and thrust restraints for damage, wear, loose parts, dirt and debris. | | | X | |
| Check flex connector for damage and wear. | | | X | |
| Check the cleanliness of the filters and replace or clean as required. | X | | | See OM Tables |
| Check filter frames (filter tracks) for residual contaminates and clean as necessary. | | X | | |
| Verify filter gauge and/or switch function properly. | X | | | |
| Check drive kit for damage, loose parts, wear, dirt, alignment and belt tension. | | X | | |
| Check belt tension. | | X | | |
| Lubricate fan bearings. (Ball Bearing-Table 4-2, Roller Bearing-Table 4-3, Split Pillow Block-Table 4-4) | | | | See OM Tables |
| Check condition of extended lubrication lines when present. | | X | | |
| Clean variable inlet vanes. | | | X | |
| Check adjustable fan motor base and mounting hardware for loose parts. | | | X | |
| Check adjustable fan motor base for damage. | | | X | |
| Check fan motor for leaky bearing seals. | | | X | |
| Check fan for motor damage. | | | X | |
| Clean dampers. | | X | | |
| Check for dirt, dust & debris in air vents on fan motor housing. | | | X | |
| Clean dehumidification coils. | | | X | |
| Clean condensate drain pan, trap, drain line and adjacent wetted surfaces. | | | | 6 months |
| Check, clean and calibrate controls. | | | | 6 months |
| Check Energy Recovery Wheel, clean media, adjust seals, replace belt | | | | As Needed |

¹ For operating and maintenance requirements listed above, refer to appropriate service literature, or contact your local Johnson Controls Service Office.

² This procedure must be performed at the specified time interval by a Qualified Technician. A record must be maintained should proof of adequate maintenance be required for warranty validation.

³ More frequent maintenance may be required depending on actual operating conditions.