YORK®

BY JOHNSON CONTROLS

YST CENTRIFUGAL

LIQUID CHILLER LOG SHEETS

...an Energy-Saving approach to your Service needs...

Form 160.67-MR1 (614)
Supersedes: 160.67-MR1 (514)

Issue Date:
June 20, 2014

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MAINTENANCE REQUIREMENTS FOR YORK YST CHILLERS

	PROCEDURE	DAILY	WEEKLY	MONTHLY	YEARLY
CHILLER	Record Operating Conditions (On Applicable Log Form)	X			
	Check Oil Levels	X			
	Check Refrigerant Levels		X		
	Check Oil Return System Operation			X	
	Check Sump Heater And Thermostat Operation			X	
	Check Three-Phase Voltage And Current Balance			X	
	Verify Proper Operation/Setting/Calibration Of Safety Controls[1]			X	
	Verify Condenser And Evaporator Water Flows			X	
	Leak Check And Repair Leaks As Needed[1]			X	
	Check And Tighten All Electrical Connections				X
	Replace Oil Filter And Oil Return Filter/Driers				X
	Clean Oil Cooler Heat Exchanger Tubes				X
	Perform Oil Analysis On Compressor Lube Oil[1]				X
	Perform Refrigeration Analysis[1]				X
	Perform Vibration Analysis				X
	Clean Heat Exchanger Tubes				X[2]
	Perform Eddy Current Testing And Inspect Tubes				2-5 Years
	Check Operation of all Shutdowns (History Print)		X		
	Conduct Panel Overspeed Test			X	
	Check Operation of Motor Contactors in Power Panel			X	
STEAM CONDENSER	Visually Inspect For Leaks / Abnormal Noise	X			
	Check Liquid Ring Seal On Relief Valve & Liquid Ring Vacuum Pumps		X		
	Check Conedsate Pump Operation / Seals			X	
	Check Hotwell Liquid Level / Pump			X	
	Lubricate The Hotwell Pump Bearing			6 Months	
	Check And Tighten All Electrical Connections				X
	Check Three-Phase Voltage And Current			X	
	Inspect / Clean Tubes With Chiller Heat Exchangers				X
	Clean And Grease Vacuum Pump Bearings				3 Years

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	PROCEDURE	DAILY	WEEKLY	MONTHLY	YEARLY
TURBINE	Visual Inspection (external damage, leaks)	X			
	Check Oil Level in Reservoir (and Governor If Applicable)	X			
	Check for Unusual Vibration / Noise	X			
	Check Oil Temperature and Pressure	X			
	Observe seal steam venting	X			
	Check Aux. Oil Pump Operation (KD Only)		X		
	Check Shafts (free of Oil and Grease)		X		
	Exercise Trip Valve Remote Knob Operation		X		
	Check Oil System Operation			X	
	Verify Operation / Setting / Calibration of Safety Controls[1]			X	
	Leak Check and Repair Leaks as Needed[1]			X	
	Check Oil and Filter			X	
	Remove / Clean Steam Strainer				X
	Check Thrust Bearing End Play				X
	Remove / Check Operation Sentinel Warning Valve				X
	Drain / Clean Oil Reservoir				X
	Drain / Clean Governor (If Applicable)				X
	Change Filter with Oil Change				X
	Check / Recalibrate Gauges				X
	Open / Inspect Turbine / Replace as Required				3 Years
	Rotor				3 Years
	Labyrinth Seals				3 Years
	Bearings				3 Years
	Gland Seals				3 Years

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

[1] This procedure must be performed at the specified time interval by an Industry Certified Technician who has been trained and qualified to work on this type of Johnson Controls equipment. A record of this procedure being successfully carried out must be maintained on file by the equipment owner should proof of adequate maintenance be required at a later date for warranty validation purposes.

[2] More frequent service may be required depending on local operating conditions.

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LIQUID CHILLER LOG SHEET

Chiller Location_____
System No._____

DATE										
TIME										
Hour Meter Reading										
O.A. Temperature Dry Bulb / Wet Bulb		/	/	/	/	/	/	/	/	/
Compressor	Oil Level									
	Oil Pressure									
	Oil Temperature									
	Oil Pump/VSOP Output/Hz									
	Discharge Temperature									
	PRV % Open									
Evaporator **Refrigerant**	Evaporator Pressure									
	Evaporator Saturation Temperature									
	Small Temperature Difference									
Evaporator **Liquid**	Supply Temperature									
	Supply Pressure									
	Return Temperature									
	Return Pressure									
	Flow Rate - GPM (If equipped)									
Condenser **Refrigerant**	Condenser Pressure									
	Corresponding Temperature									
	Subcooler Liquid Temperature									
	Small Temperature Difference									
	Refrigerant Level %									
	Refrigerant Level Setpoint									
Condenser **Liquid**	Supply Temperature									
	Supply Pressure									
	Return Temperature									
	Return Pressure									
	Flow Rate - GPM (If equipped)									

- CONTINUED ON REVERSE -

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Chiller Location_____
System No._____

DATE										
TIME										
Hour Meter Reading										
O.A. Temperature Dry Bulb / Wet Bulb		/	/	/	/	/	/	/	/	/
Turbine	Oil Level									
	Oil Pressure *(KD Only)									
	Oil Temperature									
	Bearing Temp. DE & NDE									
	Inlet Steam Pressure									
	Inlet Steam Temperature									
	First Stage Pressure									
	Exhaust Pressure									
	Vibration Level DE & NDE									
	Gov. & Trip Valve Supply Air Press.									
Steam Condenser	Hotwell Level %									
	Hotwell Level Setpoint									
	Leaving Water Temperature									

Remarks: _____

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