

WIRRUNA LODGE LIMITED

HEATING AND HOT WATER SYSTEM

1: NOTICE

The heating and hot water system for the Lodge is quite simple should be trouble free if the instructions listed below are followed carefully. However if the instructions below do not cover the circumstances experienced ensure you contact a Lodge representative.

Except for the controls noted in these instructions there should be no need for any other adjustments or controls to be interfered with in any way. PLEASE BE AWARE THAT IF ANYONE CHOOSES TO MAKE UNNECESSARY ADJUSTMENTS THAT RESULTS IN FAILURE OF THIS SYSTEM, THEY WILL BE RESPONSIBLE FOR ANY COSTS INCURRED FOR ANY REQUIRED SERVICE CHARGES OR REPAIRS.

2: THE SYSTEM

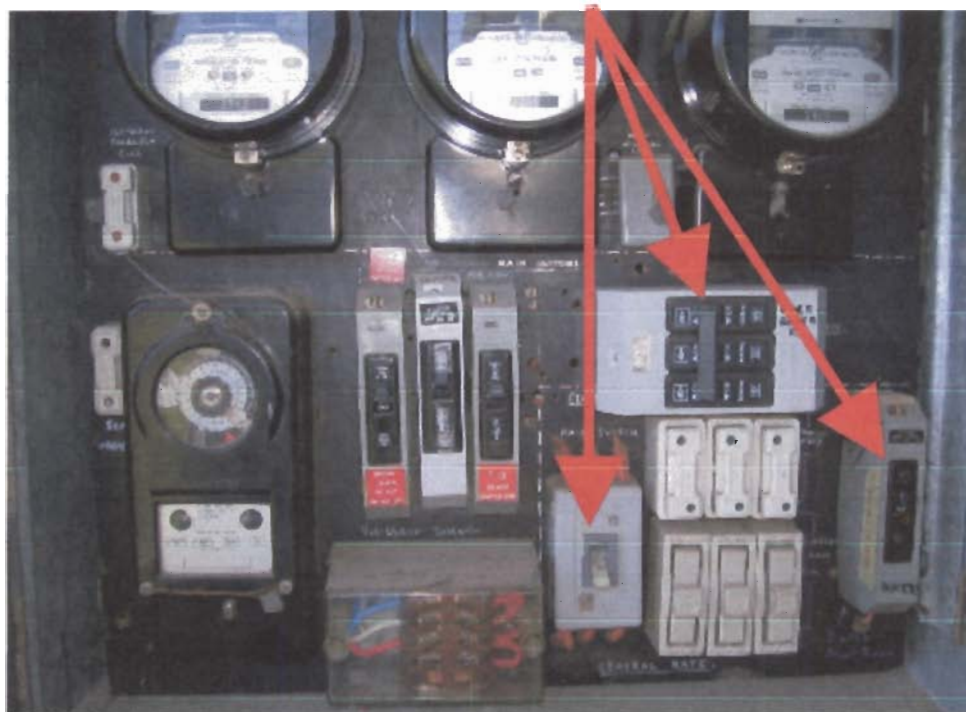
The heating and hot water requirements for the lodge are provided by a system of 2 oil-fired boilers. Heat is dispersed through the building by a circulating pump that circulates hot water through fan coil units in the living room, and through panel radiators in the kitchen and bedrooms.

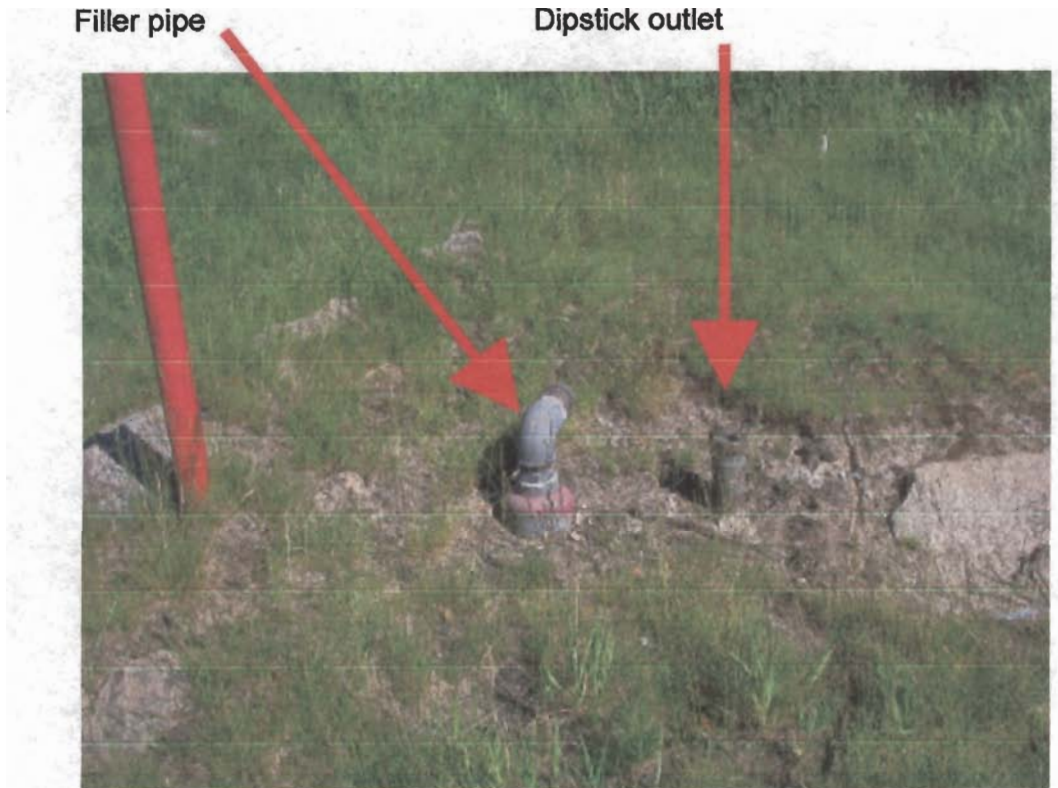
There is a Rheem electric off peak hot water system that serves as a back up for showers and kitchen.

3: TO START

If the Lodge has been closed up prior to your arrival, carry out the following steps:

1. Turn on these three (3) switches in the fuse box. Situated to the right of the front door.





2. The dipstick is a square brass tube about 2.5m long and is located in the storage cupboard next to the drying room. The measurements are shown in gallons. (1gallon = 4.546ltrs).

3. Turn cup hooks 90 degrees to remove dipstick. (Be careful of light fittings when taking dipstick outside)



4. Fuel can be ordered from Westiol in Cooma on 6452 3111. Acc # 01992766

4. Check the valves for the panel radiators in any rooms to be heated are open.
5. The heating in the drying room is thermostatically controlled and should not require any attention other than to ensure it is switched on at the power point when required.

4: RUNNING AND TEMPERATURE REGULATION.

1. The heating system is thermostatically controlled by the regulator located on the wall beside the glass cabinet above the kitchen bench. The system is preset to raise the temperature in the lodge to preset levels at different times of the day. There is no need to adjust these settings. The regulator requires 3 small batteries (MN1500R6 or equivalent). The switching times and temperatures must be re-entered after a change of batteries. (Refer specific instructions for regulator in Lodge Manual)
2. Temperature in the bedrooms and kitchen is regulated by the control on each radiator.
3. In the living room the buttons on top of the 2 heaters controls the temperature.

5: TO TURN OFF

When closing up the lodge at the end of your stay

1. Turn off the grey pump control switch
2. Turn off the 2 Boiler switches
3. Turn off the 3 switches in the fuse box.

6: TROUBLESHOOTING

If the heating system fails to start or operate:

1. Double check the previous instructions
2. Check the oil level in the tank (refer section 8)
3. Check that the oil supply line is turned on (refer section 9)
4. Check the valves on the radiators and the power supply to the living room heaters are open or on.
5. Check if the reset buttons on the front of the boilers is glowing (refer section 10)
6. If you have checked all of the above and no issue is present then contact

- *Lindsay Adcock*
High country heating and boiler service
6456 7255
0412 485 249

7: GENERAL NOTES AND SUMMER USE

1. The heating system will not operate when power failure occurs. When power resumes the system will automatically restart.
2. It is not mandatory to run both boilers in summer. The system will operate on only one boiler, however it will take longer to reach operating temperature. In very warm weather it is possible to only need the Rheem hot water system. If the boiler system is not needed do not turn on the circulating pump.

8: CHECKING THE OIL TANK

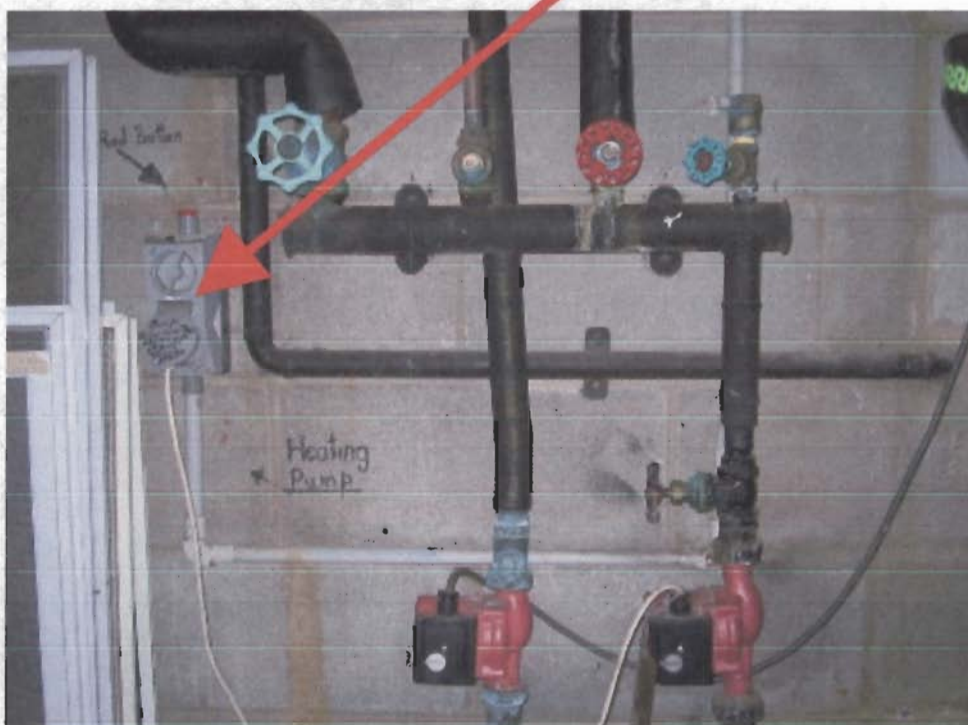
1. The oil tank is located 15 metres directly uphill from the lodge. There is a red vent pipe standing about 2 metres high and helps locate the filler and dip pipes when covered with snow.



2. Turn on the boilers. (Note section 7)



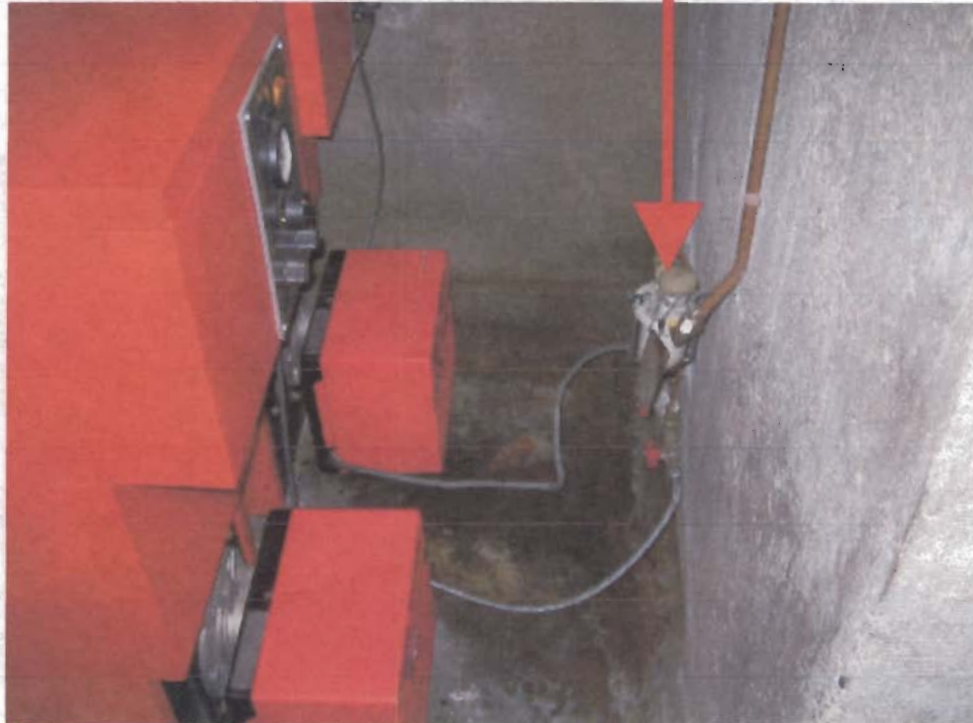
3. Wait for 15 mins then turn on the circulating pump



9: BLEEDING THE SYSTEM

To gain access to the boiler room the padlock on the door requires the code 9321 from the top of the tumblers. The door can also become tight at the bottom.

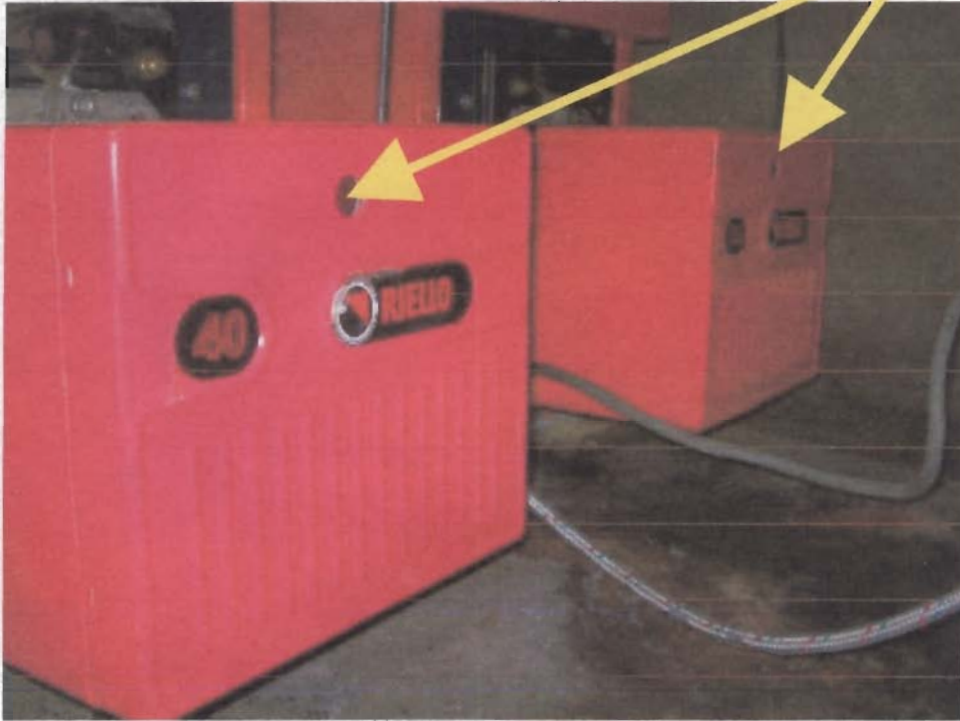
1. If the fuel has become totally exhausted (there may be about 40 Gallons left in the sump) the boiler system will not function. When fuel is added to the tank you may need to bleed the line, if the boilers do not fire after 2 –3 attempts. To bleed the line you need to locate the oil supply tap in the boiler room.



2. Check that the tap is on (It should never be turned off)
3. Loosen the wing nuts holding the bowl on, while holding a container underneath allow the oil to bleed through until there is no more air in the line.
4. The boilers may then be restarted.

10: FAILSAFE SWITCHES

1. If the boilers do not start it may be due to the failsafe switches on the boilers themselves. Locate these and press each firmly to restart the boilers



If after you have followed all the above directions and the boilers still fail to work, engage outside help. I suggest cuddling as a short term energy and warming activity.