# 11 AUGUST 2015 CONSOLIDATE RED-LINE EDITS TO THE ACCA 14 QMREF (QUALITY MAINTENANCE OF COMMERCIAL REFRIGERATION SYSTEMS) STANDARD DRAFT

Changes made to the standard draft following the second ANSI Public Review (15 May – 29 June 2015) have been consolidated into this document, which shows underline for additions and strikethrough for deletions. Only those red-line changes contained in the following table are open for public review.

Comments are to be e-mailed to standards-sec@acca.org on the ACCA Public Response Form found at www.acca.org/ansi; the subject line is to indicate "QMref Public Comment from {your last name}"; attach the completed form to the email.

<table>
<tr><th>SYSTEM CHECKLIST</th><th>RED-LINE EDITS</th></tr>
<tr><td>5.3 SERVICE CASE</td><td>(Items shown in generic table format, not in final order).
<table>
<tr><th>Inspection Task</th><th>Recommended Corrective Actions</th><th>Frequency</th></tr>
<tr><td>Check for OEM minimum rated feet per minute (fpm) airflow at the air discharge.</td><td>Inform owner/location manager when airflow is lower than OEM minimum requirement.</td><td>Quarterly</td></tr>
<tr><td>Check that the fixture is properly plumbed and level.</td><td>Inform the owner when the service case is not level and/or condensate drainage is not sloped properly.</td><td>Annually</td></tr>
<tr><td>Check automatic door closure for proper operation.</td><td>Repair or replace as necessary.</td><td>Quarterly</td></tr>
<tr><td>Check for ice build-up at TXV area, U-bends, or in seams of display case.</td><td>Remove build-up, and use food grade sealant for leaks.</td><td>Quarterly</td></tr>
</table></td></tr>
<tr><td>5.4 FOOD PREP TABLES</td><td>(New table note).<ul><li>During the course of the regular maintenance inspection, the technician should notify the owner if they see an installation issue that could compromise food safety or equipment performance. These issues may include: equipment placed in direct sunlight, ambient air temperatures exceeding OEM thresholds, heat from other appliances affecting the condenser, impingement of minimum air inlet clearance for the condenser because equipment is placed too close to the wall.</li></ul></td></tr>
<tr><td>5.5 FROZEN CARBONATED BEVERAGE MACHINES</td><td>(New table note).<ul><li>The International Energy Conservation Code stipulates minimum insulation wall thickness for this type of equipment in order to prevent water and mold accumulation. The technician should notify the owner if newly-installed equipment does not comply with the requirements of the locally enforced code.</li></ul></td></tr>
<tr><td>5.9 PARALLEL RACK DIRECTION EXPANSION</td><td>(Items shown in generic table format, not in final order).
<table>
<tr><th>Inspection Task</th><th>Recommended Corrective Actions</th><th>Frequency</th></tr>
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| | Check crank case heaters for proper operation. | Notify the designated individual if the crank case heaters do not turn off when the compressor is on or the oil temperature is at OEM specifications. | Quarterly |
| | Verify oil system is operating as designed by checking oil separator float for improper seating and blow by, checking for excessive oil levels in off cycle compressors, and checking suction accumulators for improper oil return through plugged oil ports located in the internal piped riser of the accumulator. | Clean and repair the system as necessary. | Quarterly |
| | Check oil system return gas check valves. | Replace if the return rate does not meet OEM specifications. | Quarterly |
| | Check oil failure system deactivation control. | Notify the designated individual if the oil system safety switches are not operating properly. | Quarterly |
| | Check phase monitor settings, and record the supply voltages. | Notify the designated individual if the setting has been changed between inspections. | Semi-Annually |
| | Check the integrity of the fan blades; note blades that do not match OEM blades. | Replace as necessary. Notify the designated individual if non-OEM blades have been found. | Quarterly |
| | Check condenser control section for evidence of water infiltration. | If water infiltration is found, replace seals as necessary and notify the designated individual. | Quarterly |
| | Notes:<br>1. If, during the course of regular maintenance, the technician notices that the transducers are mounted incorrectly (horizontally), they should notify the owner of this incorrect installation.<br>2. During the course of regular maintenance inspection, the technician may notice unusual vibrations, which may be transmitted through the system piping. This type of vibration may be the result of improperly design/balanced piping systems, discharge restrictor plates that have been removed, or failed mufflers; the vibration can result in brazed joints being compromised. The technician should report these vibrations to the owner. | | |
| 5.14 WALK-IN | (New table note).<br>• During the course of regular maintenance inspection, the technician may notice that the outdoor condenser was not installed at the proper, minimum height above grade (or roof, as applicable) with regard to local building code requirements. The technician should report this installation fault to the owner. | | |