

VALLEYCARE
OLIVE VIEW-UCLA MEDICAL CENTER/HEALTH CENTERS
DEPARTMENT: FACILITIES
POLICY & PROCEDURE

NUMBER: 665
VERSION: 1

SUBJECT/TITLE: DAMPER CREW – SMOKE DAMPERS

POLICY: Every four (4) years maintenance and repair all Hospital and Health Center Smoke Dampers.

PURPOSE:

DEPARTMENTS: FACILITIES

DEFINITIONS:

PROCEDURE:

1. Visually inspect damper blades for normally open position. If damper blades are open, proceed to Step #8.
2. On closed damper blades, visually inspect “S” link(s), cables and clutch for a possible slipping clutch. If inspection is correct, proceed to Step #5.
3. De-energize faulty damper and make all necessary adjustments and repairs on “S” link(s), cable(s), and/or slipping clutch.
4. Re-energize and repeat with Step #1.
5. De-energize faulty damper and inspect for proper mechanical operation of motor(s). Replace as needed. If motor is mechanically sound, proceed to Step #7.
6. Re-energize damper and repeat with Step #1.
7. Inspect 24 volt damper motor by breaking circuit at damper motor. (Simulate system test for the proper mechanical operation of damper closing.)
8. De-energize 24 volt damper by breaking circuit at damper motor. (Simulate system test for the proper mechanical operation of damper closing.)
9. Clean and degrease damper blades and hardware with Jet-Lube 5000 (Water based cleaner-degreaser). Tighten all bolted connections.

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10. Inspect fusible link(s) and cable(s) for binding or wear. Correct or replace as needed.
11. Inspect clutch(es) for cracks or wear. Replace as needed.
12. Lube all damper blade hardware with Jet-Lube EMS (Water based food grade silicone).
13. Re-energize damper motor, returning blades to normally open position. Visually inspect damper blades opening.
14. Seal access door and duct leaks.
15. Retest twice to assure integrity of damper.

References:	
Approved by: Robert Ross (Director, Facilities)	Date: 08/12/2009
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