

Water Tank Maintenance Manual

Access to your water tank:

Access to your water tank is via the inspection hatch on the top of the tank. All cleaning and maintenance should be performed from the outside of the water tank.

Entering a water storage tank should be performed only by properly equipped and trained personnel.

- When entering a water tank follow the 'Safe Working in a Confined Space' guidelines provided by The Department of Labour.
- Always ensure there is another person on site with you at all times while you are in the water tank in case of an emergency.
- Ensure you have access out of the tank i.e. a rope ladder.
- Never use solvents, chemicals, electric powered lights or tools, or petrol powered equipment inside the water tank.

Frequency of inspections:

Inspect the inside of your water tank at least annually. Inspect the inlet, overflow and outlet monthly for signs of build up.

Cleaning of your water tank and fittings:

Bailey Tanks recommends that the cleaning of your water tank be performed by professional tank cleaners.

Visually inspect water tank interior through the inspection hatch. If excess mineral build-up, is noted, drain the water tank and remove sediment that has collected on tank bottom using a soft bristle broom, squeegee or vacuum. Rinse with clean water and flush out tank if possible.

To prevent build up of sediment and debris in your water tank ensure your gutters are cleaned regularly.

Tree limbs and bushes should be trimmed away from the water tank.

Detention / Retention Tanks - Inspection and maintenance of the orifice:

To reduce blockage of the orifice install a screen over the discharge orifice. This can be a mesh or PVC pipe section with a blocked end and drilled holes (ensure there is sufficient holes as to not reduce the flow out the orifice) or similar to avoid blockage of the orifice.

Regularly inspect the orifice to check for blockages. Inspect the orifice via the manhole but do not enter the tank. If required a second orifice with a valve can be installed at the base of the tank for cleaning.

To clean the mesh, use a high pressure hose from the outside of the tank. Fire the water jet through the orifice to clear the debris from the mesh. Remove any debris from the inside of the tank as described above.

For further information please contact Bailey Tanks or your local agent.