



Chilled Beam Maintenance Checklist

10 planned preventive maintenance tasks · Free PDF from PM Assist

A practical starting point for planned preventive maintenance. Always refer to the manufacturer's O&M manual and site-specific requirements.

Visual Checks

- ☐ Inspect for any signs of condensation, staining, or dripping
- ☐ Check exposed pipework insulation and vapour sealing are intact

Functional Checks

- ☐ Confirm chilled-water flow temperature stays above room dew point
- ☐ Check control valves (often PICVs) modulate and fully close
- ☐ Verify primary air supply and balancing to active beams is correct
- ☐ Confirm room humidity is controlled within the design envelope

Cleaning & Housekeeping

- ☐ Inspect the coil for dust, lint, and fouling and clean as needed
- ☐ Clean induction nozzles (active beams) of dust affecting performance

Safety Checks

- ☐ Check dew-point/condensation control and any condensation sensors work

Record Keeping

- ☐ Record temperatures, dew-point checks, and cleaning in the log

Maintenance Frequency

Quarterly

- Check for condensation/staining
- Verify flow temperature vs dew point
- Spot-check valves and humidity

Annually

- Clean coils and induction nozzles
- Verify dew-point control and sensors
- Check valves and balancing
- Inspect insulation/vapour seal