



Maintenance Tips For Roof Top Units

To ensure a rooftop unit's peak performance, full capacity, energy efficiency and delivery of proper indoor air quality, facility managers and HVAC service contractors and technicians must develop and follow maintenance schedules every cooling and heating season.

Unlike many types of HVAC equipment tucked away in an indoor mechanical room, packaged units typically are located on building rooftops or at ground level on concrete slabs. Because of their outdoor exposure, many rooftop units endure harsh conditions. Although designed for these conditions, their outside location should alert owners that routine maintenance is a necessity.



A routine maintenance schedule should be developed and performed only by trained, qualified service personnel. The service schedule should be based on hours of operation, operating conditions and should include a service log. Service logs provide invaluable information regarding a unit's history, troubleshooting and tracking of scheduled maintenance.

When a maintenance plan is put in place one task that should be on the list is to check the condensate drain. It's important at the beginning of the cooling season to check and clean the condensate drain.



Keep the drain dry and protected in the winter to prevent freezing and check to be sure it is connected properly during the inspection as it may have fallen off during the winter months. If this is not check and cleaned out properly it could cause a lot of water damage in the space below due to the condensate pan overflowing.

Jacco & Associates has a full time service department available to support your needs. We can tailor our service portfolio to meet what your building requires. Whether you want us to service every HVAC system in your building, only portions of it, or just do some on the spot service and maintenance, we can support you.