

# HOLDING TANK SEWAGE SYSTEM



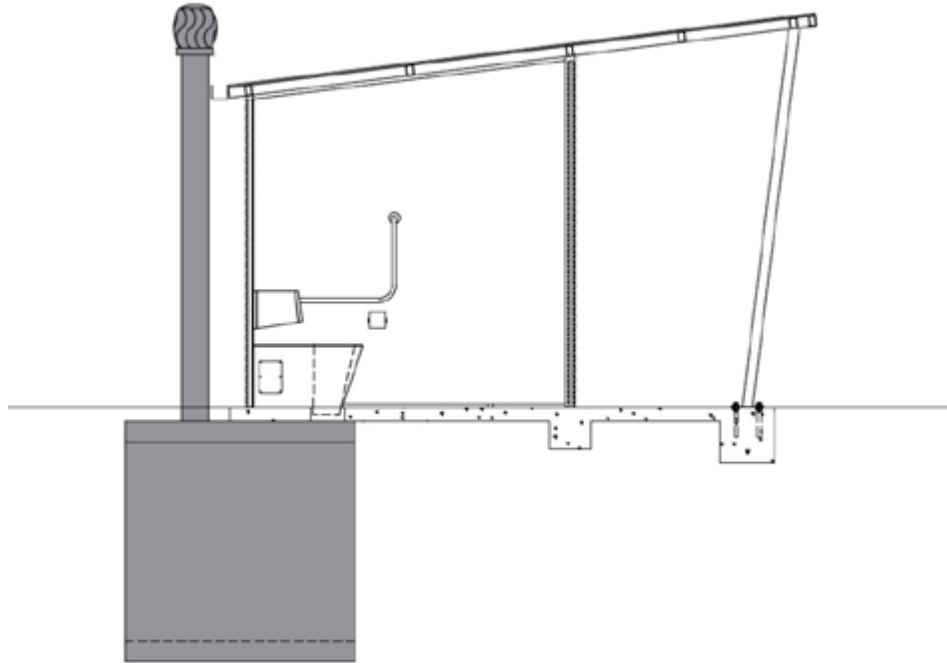
CONCRETE HOLDING TANK

## Isolated Sewage Control

**modus**  
Australia

Restrooms & Toilet Buildings

# Modus Made.



## DELIVERING SYSTEM EFFICIENCY

Holding Tank Isolated Sewage Control Systems are well suited to remote environments where services are not available at the site.

On a functional level the system works by breaking down waste efficiently with bacteria in the tank. A flue with a rotary vent exhausts vapour out of the system. Cool air is drawn down through the toilet pan, across the waste matter and up through vent. The wind powered sustainable solution provides an odourless experience.

## SET UP

Fill the tank with 10% water of the total capacity. Introduce industrial quality septic waste digester such as [E-Zyme Crystals](#) and follow manufacturers guidelines as per recommendations for a non-flushable toilet system for efficient odour control.

## MAINTENANCE

A holding tank must be monitored every 4–6 weeks throughout the first 12 months. The level of waste fluctuates at a rate relative to climatic conditions and amount of use. The septic tank should be monitored via visual inspection, done simply by pointing a torch down through the toilet pan to inspect the waste level. Establishing an appropriate management plan will ensure a safe user experience.

The level of waste must not exceed 300mm below the toilet pan. If the 300mm level is exceeded a septic cleaning pump is required to flush and extract all waste the tank via the toilet pan. All waste must be removed from the tank before beginning the set up and may be repeated before adding a 10% water level.

## FRESHEN UP FOR CONTINUED USE

To counteract unpleasant odours it is recommended to use an enzymes concentrate for use during daily and weekly cycles utilising an air-freshener and toilet blue such as Abco's [E-Fresh](#). Protective clothing must be worn during maintenance procedures in accordance to Work Health Safety Guidelines.

### ABCO

#### ENVIROPLUS PRODUCT LINKS

- [Enviroplus E-Zyme Crystals](#)
- [Enviroplus E-Fresh](#)

# Maintenance

## GENERAL MAINTENANCE, INSPECTION, SERVICING & CLEANING GUIDE

### EXTENT

The procedures recommended below outline cleaning and maintenance of Modus products, including colour coated, powdercoated, anodised finished and stainless steel products, and are to ensure the maximum life span of the product and the longevity of the product, and the products coatings, are achieved.

### INTENTION

The purposes of the recommendations are to assist maintenance personnel (as representing the Client) involved in the care and maintenance of Modus products which incorporate finished steel and aluminium structures, toilet buildings including stainless steel components, and furniture. These are recommendations only; giving the best proposed methods from maintenance experts and previous industry experience, and are based on Australian standards and the American Architectural Manufacturers Associations guide for finished products, all to assist in establishing for the product owner a suitable and reliable maintenance, servicing and cleaning procedure.

### General Information

It is important to note that all coatings, powder, anodic and paint, will slowly degenerate over time with the effect of natural weathering and deposit build up. In addition, the concentration and nature of industrial activity and the effect of the combustion of fossil fuels must also be taken into account. Prevailing winds can also exert an influence, depending on the nature of their intensity and direction. Other factors which may cause breakdown of product coatings or the product

Fixtures include:

1. Industrial contamination
2. Contamination from agricultural fertilizers or insecticides
3. Alkaline or acidic fall out
4. Damp locations not dried by direct exposure to the sun
5. Hot or cold surfaces
6. Animal enclosures
7. Abrasion or impact
8. Exposure to sea breezes
9. Prevailing winds which can transport contamination from one location to another.

### General Maintenance, Servicing and Cleaning Procedures

All product coatings should be regularly cleaned to remove air-borne deposits such as salt, general dirt and atmospheric pollution from the finished surface. Cleaning should be done at one to four month intervals, depending on atmospheric pollution and general location. All cleaning and maintenance of the product should be carried out in accordance with the recommendations of the finish supplier, and meet the recommendation of AS3715-2002 for powdercoat finish, and AS1231-2000 for anodized finish. For Colorbond, steel and Zinalume, maintenance of the product should be carried out in accordance with the Bluescope Technical Bulletin No TB4.

**Note** that the follow is a general procedure and every application will need specific requirements and a specific maintenance program depending on location, environment and factors noted above.

### General Cleaning on Completion of Construction

It is important to ensure that building and construction grime and soils are removed immediately on completion of the project. Cleaning should be carried out during mild cloudy weather where possible and the correct cleaning products should be investigated and spot tested before general use to ensure compatibility with the finishes.

### General Routine Maintenance, Servicing and Cleaning

For removal of general light surface dirt build up a water rinse with mild soap or neutral product at moderate pressure to clean and dislodge grime, followed by a light water rinse using cloths or suitable industrial wipers is recommended. Carefully rinse away all surplus cleaning product.

**NOTE:** Never use harsh or abrasive cleaners. Do not use chlorinated or bleach water. All moving parts should be lubricated every 3 month period.

### 7. Major Maintenance, Servicing and Cleaning for Heavy Dirt Build Up

For industrial and marine environments monthly cleaning is necessary and the maximum period between cleaning should never be more than three months. Under the most strenuous conditions including heavy grime deposits and consistent atmospheric pollution, including both chlorides and sulphur compounds, more frequent cleaning will be necessary if deterioration of the coatings is to be prevented. For heavy dirt removal some types of mild solvents can be utilized to remove the build-up of matter or soil deposits. Again, spot testing should be carried out to ensure the surface is not scarred or damaged through use of strong cleaning products. Product surfaces must be thoroughly washed over with clean water after the use of cleaning products.

### 8. Precautions

1. Avoid harsh solvents
2. Avoid solvents which scratch the surface and promote premature fading and degradation of the coating integrity
3. Minimum contact time of cleaning solvents with product finishes
4. Avoid abrasive cleaning tools
5. Test solvent suitability before cleaning ensure the colour does not fade or the cleaning product does not mar the surface.

### 9. Spot Repairs and Touch Up

**NOTE** that the finished surface can be touched up where scuff marks or scratches show. Contact the manufacturer for the relevant touch up to match the finished product.

### 10. Caution

In event of any fatigue, breakdown, fault or concern raised from the inspection routine or other sighting, the area should be excluded from public access Modus Maintenance Guide & Schedule (No. Q-W-MGS) immediately by means of a solid barrier, and the manufacturer notified; for arranging inspection and maintenance. All maintenance and cleaning personnel should be inducted in cleaning and maintenance and safety procedures in accordance with the relevant State and Territory OH&S legislation and must have at least ten years previous continuous experience in the trade.

### 11. Electrical

Any work or maintenance related to the electrical services must be carried out by a certified electrical engineer with no less than 10 year of continuous experience in the industry. All modifications, changes or maintenance and to the electrical services must be notified to the manufacturer in writing.

### 12. Cleaning, Maintenance, Servicing and Inspection Records

Records regarding cleaning, maintenance, servicing and inspections are to be kept and maintained in a suitable location. Copies of these records must be forwarded to the manufacturer annually for collation and record keeping. The details of inspections test and maintenance shall be entered on the following Cleaning and

1. Maintenance Log, including:
2. Date of occurrence
3. Name of the person concerned
4. Details of any faults
5. Action taken to rectify any faults
6. Date at which the faults were rectified
7. Records must be recorded with a signature and name, including 'sign-off' by secondary authorised building service personnel.

Failure to maintain, and forward to the manufacturer, signed records and a maintenance program for inspection, servicing and cleaning will constitute a waiver of liability for the Manufacturer and render the warranty void.