



EPA Leak Check PM
Vendor Technical and Administrative Scope of Work

Program Objective

Owners/operators must conduct leak inspections for appliances that have exceeded the applicable leak rate, according to the schedule in the table below. Leak inspections must be conducted by a Section 608- certified technician. All visible and accessible components of an appliance must be inspected.

Target will issue a work order in Maximo. The Maximo Long Description will outline the applicable system(s) that requires a leak inspection. Once leak inspection has been completed, vendors must create a service event in Trakref for all systems over 50lbs.

Equipment	Full Charge	Frequency of Leak Inspections
Commercial Refrigeration and Industrial Process Refrigeration	> 500 pounds	<i>Once every three months</i> until the owner/operator can demonstrate through leak rate calculations that the leak rate has not exceeded 20% (commercial refrigeration) or 30% (IPR) for four quarters in a row.
	50 to 500 pounds	<i>Once per calendar year</i> until the owner/operator can demonstrate through the leak rate calculations that the leak rate has not exceeded 20% (commercial refrigeration) or 30% (IPR) for one year.
Comfort Cooling	50 or more pounds	<i>Once per calendar year</i> until the owner/operator can demonstrate through the leak rate calculations that the leak rate has not exceeded 10% for one year.

Technical Execution Scope of Work

To execute the PM, your technicians will thoroughly leak inspect all systems listed in the **Maximo Long Description** using a calibrated refrigerant leak detection device, a bubble test or observation of oil residue. If oil residue is observed a verification leak detection test must be conducted using either a calibrated refrigerant leak detection device or a bubble test.

In addition to the leak inspection process outlined, tightening of components would also be considered in scope work for this PM. Examples of “tightening” would include items such as tightening packing on a ball valve, tightening a Schrader valve, tightening a flare fitting, etc.

Acceptable Items

- Parts required to rebuild/repair/replace leaking components
- Refrigerant required to maintain average levels, entered on WO as refrigerant type and number of pounds

Unacceptable Items

- All failed equipment identified during the System Integrity Leak Check that is not related to leak checking will be excluded from this WO.



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- Consult store PML or area service manager to obtain a CM (corrective maintenance) WO to repair/replace components that are outside of this SOW

Liquid Refrigerant Levels

Average receiver liquid refrigerant levels shall be maintained as described below

- Full Condenser (summer) mode, liquid refrigerant level shall be maintained at 25 – 35%
- Split Condenser (winter) mode, liquid refrigerant level shall be maintained at 30 – 40%
- Super Targets may not function at the desired level described above, consult Target Tech Lead for further instructions

Administrative Execution Scope of Work:

Work orders issued for the service vendor to complete the Technical Scope Objectives and is based on a set number of hours.

- PFresh & PStores - Up to 3 hours OR Super Targets - Up to 5 hours
- In the event that you find additional work while completing the PM, please propose the work on a new, separate Work Order.
- $NTE = \text{Labor Rate} \times \text{Allowed Hours} + \text{Catalog Trip Charge}$

PM Completion Requirements:

- Complete Maximo survey questions located in the Specifications tab (Service date, Trakref Service Event #, and Refrigerant lbs used)
 - Create and complete Trakref Service Events within 3 days of work being finalized.
- **If a leak was found and repaired with refrigerant during the leak inspection, follow the standard process of recording a leak repair Service Event.**
- PM Work order moved to VCOMP status in Maximo
- WO completion – 20-30 day LOS (refer to LOS Start and Finish date fields in Maximo)

We strongly recommend that you complete the WO in Maximo as soon as each PM is completed. Your help with this is greatly appreciated.

Thank you for your cooperation and assistance in completing the EPA Leak Check. Please be proactive and contact the Vendor Management Team via email at Refrigerant.Tracking@Target.com if you cannot complete the PM within the allotted time frame.