



ENVIRONMENTAL GOOD PRACTICE GUIDELINES

TOPIC – COOLING TOWER SYSTEMS

Summary Information:

Legionnaires disease is a form of pneumonia that people can catch by inhaling moist air that contains Legionella bacteria.

Legionella bacteria has been associated with cooling tower systems, utilising water.

Legislation in Queensland places responsibilities upon both the landowner and the occupier, of premises that have a cooling tower system.

Legislation in Queensland requires monthly testing (total bacterial count) and review of the results, be carried out on the cooling tower system. In the event of an adverse result, immediate remedial action is required to ensure the health of employees and neighbours is protected.

A "Risk Management Plan" must be prepared and implemented, to ensure effective management of the cooling tower system.

An audit by approved independent 3rd parties, is required on at least an annual basis to ensure, the Risk Management Plan is current and being effectively implemented and that all legislation is being complied with.

The Department of Human Services, is responsible for the approval of auditors, responsible for assessing the "Risk Management Plan" described above.

Good Practice Risk Control:

- One means to eliminate the risks associated with wet cooling towers is to replace the system with an alternative. Expert advice may be required to determine viable alternatives.
- All Cooling Tower Systems must be registered with the Building Control Commission. If you have a "cooling tower system" and have not already done so, contact both the owner of the land and the Building Control Commission, and organise the registration of the cooling tower system.
- If you are installing a new "cooling tower system" you must register the system with the Building Control Commission before commissioning it.
- The new "Cooling Tower System" must meet all requirements of AS/NZS 3666 Air Handling and Water Systems of Buildings – Microbial Control