

**THE CONTROL OF LEGIONELLOSIS INCLUDING LEGIONNAIRES DISEASE.**

<b>PLANT ROUTINE MAINTENANCE SCHEDULES</b>	<b>FREQUENCY</b> <b>D</b> - Daily <b>W</b> - Weekly <b>M</b> - Monthly <b>3M</b> - 3-Monthly, etc. <b>A</b> - Annually
--	---

ITEM	CHECK/ACTION	FREQUENCY
<b>THE CONTROL OF LEGIONELLOSIS INCLUDING LEGIONNAIRES DISEASE – M/37</b>		
The Contractor is to carry out inspection, maintenance, cleaning and disinfection procedures in accordance with the following: -		
1. CIBSE – TM 13:2000 – Minimising the risk of Legionnaires Disease.		
2. HSC – Approved Code of Practice and Guidance – Legionnaires Disease – The Control of Legionella Bacteria in Water Systems e.g.		
a)	<b>Cooling Water Installation</b>	
	Cooling Towers and evaporative condensers. Monitor water quality, water use and biocide / chemical use to assess and ensure effectiveness of water treatment regime, including key chemical and microbiological parameters, and observations of internal condition of pond, pack and water.	D
	Central control function, conductivity sensor calibration, blowdown function, uniformity of water distribution, condition of sprays / troughs, eliminators, pack, pond, immersion heater fans and sound attenuators.	M
	Clean and disinfect cooling towers / evaporative condensers, make-up tanks and associated systems, including all wetted surfaces, descaling as necessary. Packs should be removed and cleaned where practicable.	6M
b)	<b>Hot and Cold Water Services</b>	
	Hot Water Services Arrange for samples to be taken from hot water calorifiers, in order to note condition of drain water.	3M
	Check temperature in flow and return at calorifiers.	M
	Check water temperature up to one minute to see if it has reached 50°C in the sentinel taps.	M
	Visual check on internal surfaces of calorifiers for scale and sludge. Check representative taps for temperature as above on a rotational basis.	A
	Cold Water Services Check tank water temperature remote from ball valve and mains temperature at ball valve. Not maximum temperatures recorded by fixed max / min thermometers where fitted.	M
	Check that the temperature is below 20C after running the water for up to two minutes in the sentinel taps.	M

<b>PLANT ROUTINE MAINTENANCE SCHEDULES</b>	<b>FREQUENCY</b> <b>D</b> - Daily <b>W</b> - Weekly <b>M</b> - Monthly <b>3M</b> - 3-Monthly, etc. <b>A</b> - Annually
--	---

ITEM	CHECK/ACTION	FREQUENCY
<b>THE CONTROL OF LEGIONELLOSIS INCLUDING LEGIONNAIRES DISEASE – M/37 (Cont'd)</b>		
Cold Water Services (cont'd)	Visually inspect cold water storage tanks and carry out remedial work where necessary. Check representative taps for temperature as above on a rotational basis.	3M
Shower heads	Dismantle, clean and descale shower heads and hoses.	M
Little-used outlets	Flush through and purge to drain, or purge to drain immediately before use, without release of aerosols	W
3.	Department of Health – Health Technical Memorandum 2040 – The Control of Legionella in Healthcare Premises – A Code of Practice – 1993.	
4.	Any new works or alteration works to be in accordance with BS.6700.	
5.	To be read in conjunction with Maintenance Schedule No. M/35	
<b>In addition</b>  The Contractor will be responsible for the following: <ul style="list-style-type: none"> <li>• Identification and assessment of sources of risk from legionella.</li> <li>• Preparation of a scheme for preventing or minimising the risk.</li> <li>• Implementation and management of the scheme of precautions.</li> <li>• Keeping records of the precautions implemented.</li> </ul>		

**WATER TREATMENT**

<b>PLANT ROUTINE MAINTENANCE SCHEDULES</b>	<b>FREQUENCY</b> <b>D</b> - Daily <b>W</b> - Weekly <b>M</b> - Monthly <b>3M</b> - 3-Monthly, etc. <b>A</b> - Annually
--	---

ITEM	CHECK/ACTION	FREQUENCY
<b>WATER TREATMENT – M/35</b>		
<b>Heating System</b>		
1.	Check concentration levels of chemical solution, replenish as necessary.	3M
<b>Domestic Water Systems</b>		
1.	Take bacteriological water samples from the water main, CWS tanks and 1 CWS outlet and report results.	3M
2.	Take water sample from 2 random and varied HWS outlets for legionella testing and report results.	3M
3.	Carry out a chlorination of the complete domestic water services installation in accordance with the requirements of the following documents:- <ul style="list-style-type: none"> <li>• CIBSE – TM 13:2000 – Minimising the risk of Legionnaires Disease.</li> <li>• HSC – Approved Code of Practice and Guidance – Legionnaires Disease – the control of legionella bacteria in water systems.</li> <li>• Department of Health – Health Technical Memorandum 2040 – The Control of Legionella in Healthcare Premises – A Code of Practice – 1993.</li> </ul>	A
4.	After chlorination take 3 bacteriological and 3 legionella samples and report results.	A
5.	To be read in conjunction with Maintenance Schedule No. M/37	