



BOMA Seminar
Thursday, November 5, 2015

In response to the increasing number of cases of *Legionella* illness associated with cooling towers, NY State enacted an emergency cooling tower regulation that went into effect as of August 17, 2015.

Legionella bacteria that may be present in various water sources, such as cooling tower water, can cause serious illness. If inhaled, *Legionella* can potentially cause symptoms similar to the flu and often requires hospitalization. According to NY State, from 5% to 30% of Legionellosis cases are fatal.

Owners of buildings that have cooling towers must comply with the following:

1. **Register all cooling towers with the NYS Department of Health using their online portal [<https://ct.doh.ny.gov/>].**
2. **Perform collection and analysis of cooling tower water samples.** Ongoing sampling must be repeated every 90 days while the cooling tower is in operation. Strongly recommend cultured samples over dip slides.
3. **Inspection of each cooling tower by a qualified professional** (e.g., professional engineer, trained environmental consultant). Inspections must be repeated every 90 days while the cooling tower is in operation. Inspection findings, deficiencies and corrective actions must be reported to NY State.
4. **Prepare and implement a Cooling Tower Maintenance Program and Plan** by March 1, 2016.
5. **Certification of the cooling tower** by November 1, 2016. The qualified professional certifies that the cooling meets the requirements of the regulation.
6. Building owners must **maintain all records** for inspections, testing and cleaning/disinfection for **at least three years**.

**Disinfection or decontamination may be required based on the results of the water sample analysis, as set forth in the regulation.*

Notes:

Resources

- NYS Cooling Tower Regulation (free):
http://www.health.ny.gov/regulations/emergency/docs/protection_against_legionella.pdf
- NYS Cooling Tower Registration and Reporting (free):
<http://www.ny.gov/services/register-cooling-tower-and-submit-reports>
- OSHA *Cooling Towers, Evaporative Condensers, and Fluid Coolers and Legionnaires' disease bacteria (LDB)* (free):
https://www.osha.gov/dts/osta/otm/legionnaires/cool_evap.html
- ANSI/ASHRAE Standard 188-2015 - *Legionellosis: Risk Management for Building Water Systems* (\$): <https://www.ashrae.org/resources--publications/bookstore/ansi-ashrae-standard-188-2015-legionellosis-risk-management-for-building-water-systems>
- AIHA Book - *Recognition, Evaluation, and Control of Legionella in Building Water Systems* (\$):
<https://www.aiha.org/marketplace/Pages/Product-Detail.aspx?productid={3A823505-FEF3-E411-A28B-005056B20848}>
- AIHA Webinar - *Introduction to the Recognition, Evaluation and Control of Legionella in Building Water Systems Guideline* (\$):
<https://www.aiha.org/education/CourseCalendar/eLearning/Pages/15SEP1WB-Legionella.aspx>