

# OVERVIEW OF NYS COOLING TOWER REGULATION



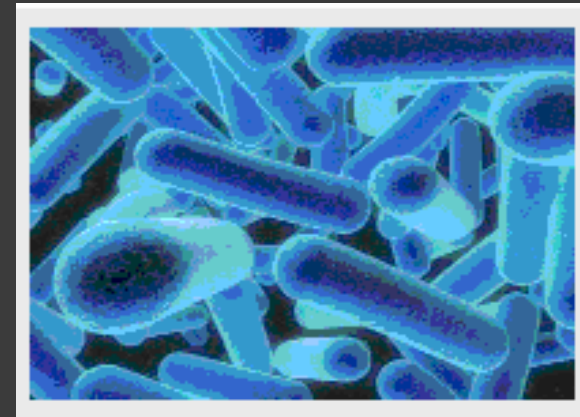
# What we will cover:

- About *Legionella*
- Why Regulation Created
- Scope and Cooling Tower Definition
- Requirements
- Other Potential Sources of *Legionella*
- Resources



# About *Legionella*

- *Legionella* bacteria that may be present in various water sources, such as cooling tower water, can cause Legionellosis illnesses, Pontiac Fever and the more serious Legionnaire's Disease.
- 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.



# Why a Cooling Tower Regulation?

- In response to the increasing number of cases of *Legionella* illness associated with cooling towers in The Bronx, NY State enacted an emergency cooling tower regulation that went into effect as of August 17, 2015.
- 128 cases and 12 fatalities (as of 8/20/15)
- Outbreak traced to Opera House Hotel in South Bronx.  
[\(http://newyork.cbslocal.com/2015/08/20/bronx-legionnaires-outbreak-source/\)](http://newyork.cbslocal.com/2015/08/20/bronx-legionnaires-outbreak-source/)

# Scope and Definition

## 4.1 Scope.

All owners of cooling towers, and all general hospitals and residential health care facilities as defined in Article 28 of the Public Health Law, shall comply with this Part.



(c) Cooling Tower. The term “cooling tower” means a cooling tower, evaporative condenser or fluid cooler that is part of a recirculated water system incorporated into a building’s cooling, industrial process, refrigeration or energy production system.



# What Owners Must Do (1)

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

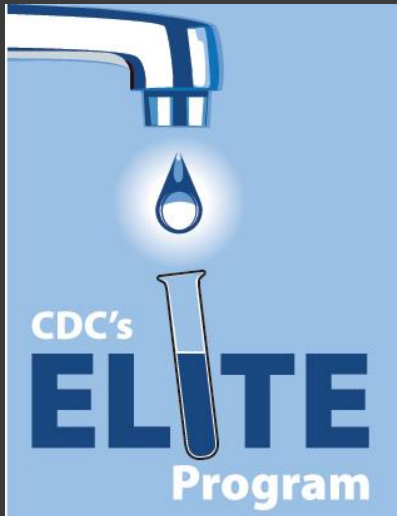
- Register all cooling towers with the NYS Department of Health using their online portal (<https://ct.doh.ny.gov/>).





# What Owners Must Do (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.



# What Owners Must Do (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.





# What Owners Must Do (4)

- ① Prepare and implement a Cooling Tower Maintenance Program and Plan by March 1, 2016.
- ② Certification of the cooling tower by November 1, 2016. The qualified professional certifies that the cooling meets the requirements of the regulations.
- ③ Building owners must maintain all records for at least three years for inspections, testing and cleaning/disinfection.



# Other *Legionella* Requirements

## ANSI/ASHRAE Standard 188-2015 - *Legionellosis: Risk Management for Building Water Systems*

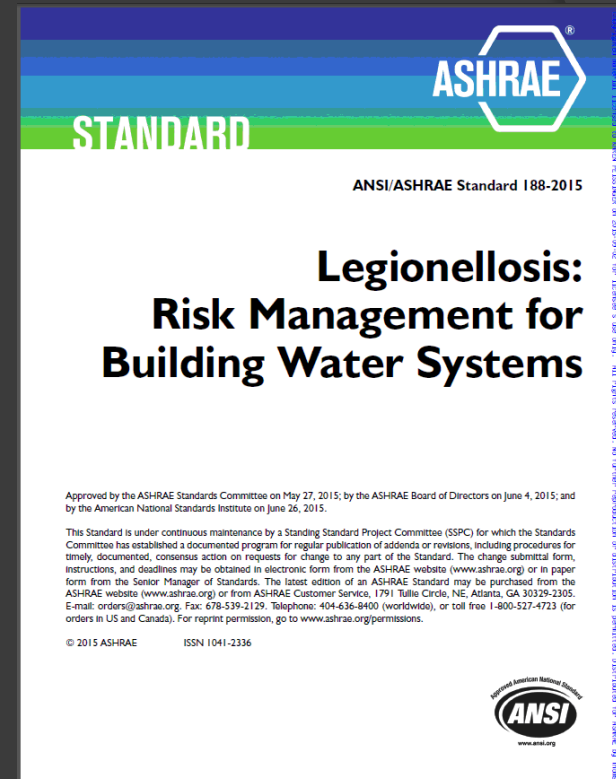
A water management program will be required if a building or site has:

- cooling towers
- evaporative condensers
- whirlpool spas (hot tubs)
- ornamental fountains
- mistifiers
- humidifiers
- etc.

Excerpted from: <http://www.facilitiesnet.com/hvac/article/A-Look-At-ASHRAEs-Pending-Legionella-Standard-188P--15424?source=part>

“The new standard has also been proposed for code adoption with the International Plumbing Code and the International Mechanical Code. If this acceptance by these agencies occurs, the standard could become law...”

Excerpted from: <http://www.uswaterservices.com/news/2015/08/ansiashrae-188-2015-minimizing-the-risk-associated-with-legionella/>



# Resources

- NYS Cooling Tower Regulation (free):  
[http://www.health.ny.gov/regulations/emergency/docs/protection\\_against\\_legionella.pdf](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](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>

# Thank you!

For more information on the regulation  
and how Watts can help you meet it, please contact:

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