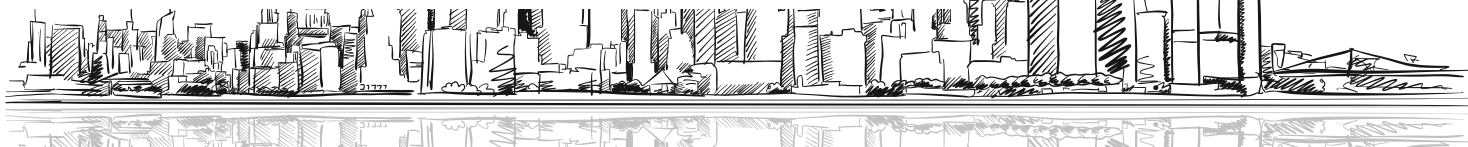


COOLING TOWER MAINTENANCE



What is it & what are your requirements?

As a result of a Legionnaires' outbreak in 2015, all buildings with cooling towers, which includes evaporative condensers or fluid coolers that are part of a recirculated water system, such as the building's cooling, refrigeration or energy production systems and/or any industrial process that requires water must comply with the Local Law 77 of 2015.

Under this law, these building owners/managers must:



Register any new or existing equipment



Develop and implement a maintenance program



Get annual certification & conduct quarterly inspections of equipment in use



Disinfect any equipment with any levels of microbes that can pose health risks



Keep records of all inspections and tests for 3 years

Note

Owners must also clean, disinfect and inspect equipment after extended shut-down such as for seasonal usage. For this work as well as developing a maintenance program, an environmental consultant must be used.

What are your requirements if you permanently shutdown equipment?

Owners must notify the DOB within 30 days of removing/permanently shutting down equipment stating that the equipment was cleaned and sanitized in compliance with DOH requirements.

How can the Jaffa Team help me avoid this violation?

If a violation is issued for any of the above requirements, Jaffa can help you resolve the fines.

Penalties

Who

DOB

How much?

FAILURE TO:

Register, certify or inspect
..... \$10,000 max

Disinfect
..... \$25,000 max

Produce cooling tower maintenance plan
..... \$1000 min./occurrence

Deadlines

Registration of equipment **must occur before** initial operation.

Disinfection is required **48 hours** from testing.

When severe health risks are present - **24 hours** from testing.

information included above is an overview & may not have all necessary information. For any help in staying compliant with any NYC code, please give us a call.