

Eastgate Works (City Depot) Building Review Report 7th August 2017

This Legionella review survey was carried out on the 7th August 2017; there was seen to be a water systems logbook in place for the buildings water systems; this was seen filed within the metal cabinet in the reception area. The logbook was seen to be in a good order; the responsible persons and deputies names have been nominated in writing within section 2 of the logbook documentation. The logbook was seen to have been issued to the building in March 2016 but monitoring appears to have been started in March 2017; the logbook has had no audits carried out; I would again recommend the logbook be audited at least on an annual basis; the monitoring records were seen to be up to date as of August 2017.

The building has been refurbished since the risk assessment was carried out in 2015; a copy of this risk assessment was seen filed in section 9 of the logbook documentation. There has been a new hot water system installed along with new pipe runs including supply pipe work to the external compound area serving tap outlets and a pressure washer system; all pipe work was seen to be well insulated.

There has been a shower installed within the new disabled toilet area; there were no records seen within the logbook to indicate that the showerhead is being inspected and cleaned at least on a quarterly basis; this should be carried out and recorded in the logbook. It should be ensured that the shower gets good usage or is flushed at least on a weekly basis and recorded when carried out.

All water outlets within this building are supplied directly from the mains water service which rises within the ladies' toilet area; the mains water pipe work on the roof area of the kitchen and along the warehouse wall is showing the wrong directional flow; this should be changed as the water is flowing towards the compound area.

Hot water within the building is now by a Megaflo type calorifier located in the cupboard space by the ladies' toilet; the calorifier has a capacity of 250 litres and is supplied directly from the mains water service via a pressure reducer. The calorifier is heated by two electric elements; one located at the base and middle of the vessel; insulation is factory fitted located beneath the outer casing. The calorifier system has a single return pump fitted; this appeared to be operating correctly at the time of this 2017 review; all distribution and return pipe work was seen to be well insulated within the building.

At the time of this review the hot water calorifier had good storage and return temperatures; records seen within the logbook documentation indicate they are have been satisfactory since June 2017.

At the time of this 2017 review the hot water storage and return temperatures were:

Calorifier Flow 60.0°C This is Satisfactory.

Calorifier Return 52.0°C This is Satisfactory.

Hot water should be stored at 60.0°C and the return maintained at 50.0°C or more at all times.

There was deadleg pipe work seen in the building at the time of this 2107 review; this was seen on the following area:

- Deadleg pipe work was seen in the ceiling void on the hot water pipe work where the cold main supplies the shower in the disabled toilet area; recommend removal.

TMVs (Blender Valves) are fitted in the building; these should be serviced and maintained as recommended by the manufacturers; it should be recorded in the logbook when carried out.

There is a shower within one of the accessible toilet area; it should be ensured that if this shower has little use then it should be flushed at least on a weekly basis and recorded when carried out. The showerhead be inspected and cleaned at least on a quarterly basis and recorded when carried out.

It should be ensured that all water outlets within the building all get regular use or a weekly flushing regime be put in place.

Ensure all tap outlets remain clean and free from scale build up to maintain a good flow of water through the systems.

		Remedial / Recommendations	Priority
Eastgate Works (City Depot) Building		Remove deadleg pipe work.	5
		Ensure when the external pressure washer is in use minimal people are in the vicinity as aerosols will be created when operational.	5
		Continue with monthly temperature monitoring	3
		Inspect and clean showerhead at least on a quarterly basis and record in the logbook when carried out.	3
		Ensure all TMVs are serviced and maintained as recommended by the manufacturers.	3
		Change the directional flow tape on the mains water pipe work in warehouse area as showing wrong directional flow.	3
		Ensure all tap outlets remain clean and free from scale build up to maintain a good flow of water through the systems and prevent aerosol creation.	3
		Audit logbook at least on an annual basis.	3

1 = Insignificant risk.

2 = Controlled risk.

3 = Risk is controlled, but deteriorating conditions could increase risk.

4 = Potential hazards identified, but uncertain about risk.

5 = Risk Uncontrolled.