

Municipal Block Civic Centre Review Report 8th March 2018

This Legionella review survey was carried out on the 8th March 2018; there was seen to be a water systems logbook in place for the buildings water systems; the logbook is filed within its own dedicated metal cabinet in the main boiler room; the logbook was seen to be in a good order. The responsible persons and deputy's names were both seen recorded within section 2 of the logbook documentation; contact details have still not been recorded. The logbook has not been audited since July 2015; I would recommend the logbook be audited at least on an annual basis; the monitoring records were seen to be up to date as of March 2018. There was only seen to be a few pages from the original risk assessment within the logbook; I would recommend the complete risk assessment be located and filed in section 9 of the logbook documentation. There are a vast amount of old log sheets within the logbook dating back to 2011; I would recommend the old log sheets be archived; this would give better access to the logbook.

It was highlighted in the 2016 review that all of the water coolers within the Municipal Block had been removed from the kitchen areas and the mains feed pipe work had been left in place creating deadleg pipe work. It was seen at the time of this 2018 review that the deadleg pipe work is still in place; I would again recommend this deadleg pipe work be removed.

All hot water within the Municipal Block is by zip varipoint type local water heaters; the water heaters have a capacity ranging from 10 – 15 litres; all water heaters are supplied directly from the mains water service. It was recommended in the 2016 review that hot water storage temperatures should be recorded to ensure the water heaters are storing hot water at the recommended temperatures. Although the logbook documentation indicates that the water heaters are set to maximum; this does not mean the storage temperatures are in the range 50.0°C – 60.0°C.

Monitoring records still show the outlet temperatures from the TMV but do not show the water storage and supply temperature to the TMVs. HSG part 2 recommends that water heaters with no greater than 15 litres capacity should operate at 50.0°C – 60.0°C; records seen at the time of this 2018 review still do not indicate the water heater operating temperatures.

The right-hand water heater located in room 241 was reported on fault sheet 6147 back in September 2017 for a faulty element this could still be the case as the storage temperature was found to be low; this should be addressed.

The water heater within room 163 was found to be cold and had very poor flow from the outlet; I would recommend this be addressed.

Local water heaters monitored during this 2018 review for storage temperature were as follows below.

Water Heater Location	Storage Temperature °C	Comments
Room 004	57.0°C	Satisfactory
Room 006	56.8°C	Satisfactory
Room 71	58.0°C	Satisfactory
Ladies WC Room 77	54.4°C	Satisfactory
Gents Staff WC Room 78	53.1°C	Satisfactory
Ladies Staff WC Room 62	56.6°C	Satisfactory
Disabled WC Room 61	54.5°C	Satisfactory
Room 140	41.3°C	Not Satisfactory
Room 121	45.0°C	Not Satisfactory
Room 163	No Hot Flow	Not Satisfactory
Room 169	53.1°C	Satisfactory
Room 176	48.2°C	Not Satisfactory
Gents WC by Room 236	40.0°C	Not Satisfactory
Room 209	62.0°C	Satisfactory
Room 236	40.0°C	Not Satisfactory
Room 243	50.0°C	Satisfactory
Room 260	55.6°C	Satisfactory
Room 254	51.0°C	Satisfactory
Ladies WC Room 279	47.0°C	Not Satisfactory
Gents WC Room 241 Left	50.0°C	Satisfactory
Gents WC Room 241 Right	37.0°C	Not Satisfactory

HSG part 2 recommends that water heaters with no greater than 15 litres capacity should operate at 50.0°C – 60.0°C; I would recommend adjustment to the heaters with low storage temperature. This indicates that although water heaters are set to maximum they are not necessarily storing hot water at 50.0°C – 60.0°C.

TMVs are fitted at most outlets within the Municipal Block; it should be ensured that all TMVs are maintained and serviced as recommended by the manufacturers; no records were seen for this at the time of this 2018 review.

The shower is still situated within the disabled toilet on the lower ground floor room 75; it should be ensured that the shower if not used should be flushed at least on a weekly basis; no records were seen for weekly flushing at the time of this 2018 review. The showerhead is being cleaned and descaled on a quarterly basis; this was last carried out in January 2018.

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.

At the time of this 2018 review deadleg pipe work was still seen in the following areas;

-  There are two small deadlegs in the town sergeants mess room beneath the sink.
-  There is a deadleg on the mains water pipe work at height by the entrance to the building by the town sergeant's office area.
-  Room 56 beneath the sink where the water cooler has been removed and supply pipe work has been capped off.
-  Room 71 beneath the sink where the water cooler has been removed and supply pipe work has been capped off.
-  Room 122 beneath the sink where the water cooler has been removed and supply pipe work has been capped off.
-  Room 169 beneath the sink where the water cooler has been removed and supply pipe work has been capped off.
-  Room 176 beneath the sink where the water cooler has been removed and supply pipe work has been capped off.
-  Room 209 on hot water service by dish washer.
-  Room 243 on mains water service beneath work top.
-  Room 260 beneath the work top where the water cooler has been removed and supply pipe work has been capped off.
-  There was deadleg pipe work seen beneath the sink in room 254.
-  There is capped off pipe work in the lady's toilet room 279 supply to old toilet cistern.
-  There are two deadlegs on the mains water pipe work where the old Municipal Block calorifier was located.

		Remedial / Recommendations	Priority
Civic Centre Municipal Block		Locate complete original risk assessment for the Municipal Block and file a copy within section 9 of the logbook documentation.	
		Remove all deadleg pipe work.	5
		Ensure all local water heaters with no greater than 15 litres capacity are adjusted to store hot water at 50.0c – 60.0C.	5
		Monitor water heater storage temperatures monthly and record in the logbook documentation.	5
		Service and maintain all TMVs in the Municipal Block to manufacturer's recommendations.	3
		Carry out Legionella water sampling if temperature monitoring falls outside the recommended parameters.	3
		Continue to clean and descale the showerhead within the disabled WC room 75 at least on a quarterly basis.	3
		Clean and descale tap outlets in all areas of the Municipal Block on a regular basis.	3
		Flush all infrequently used outlets weekly within the Municipal Block and record when carried out in the water systems logbook.	3
		Audit logbook at least on an annual basis; archive all old record sheets to provide better access into the logbook documentation.	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.