

Cooling Tower - Water Treatment (Condenser Water)

Activity		Type Of Service				
		A	B	C	D	E
Last Issue Date: 06/11/2019						
1	Carry out water tests for effective management of corrosion, scaling, fouling & microbial growth e.g. TDS, pH, corrosion inhibitor, chloride, biocide, dispersant.	Y	Y	Y	Y	
2	Check changes in appearance of the condenser water for foaming and discolouration.		Y	Y	Y	
3	Check bleed off system is functioning correctly and at the required rate.		Y	Y	Y	
4	Carry out routine water analysis for current chemical environment.		Y	Y	Y	
5	Check for notable signs of corrosion as well as slime, sludge, fungi, algae and other visible signs of bacterial growth.		Y	Y	Y	
6	Check for any leaks or spillages and take appropriate action.		Y	Y	Y	
7	Operate the drainage system and flush.		Y	Y	Y	
8	Check that adequate chemical supplies are stored on site.		Y	Y	Y	
9	Ensure the water treatment is operational when the tower is shut down and not drained.		Y	Y	Y	
10	Drain the tower in the off season if used seasonally or if not used over 30 days.		Y	Y	Y	
11	Recommission the system when the system is shut down on a seasonal basis or for more than 30 days.		Y	Y	Y	
12	Assess the effectiveness of the biocidal treatment and general cleanliness of the system by carrying out Heterotrophic Colony Count (HCC) tests in accordance with the Legionella Regulations.		Y	Y	Y	
13	Carry out Legionella tests in accordance with the Legionella Regulations as part of the water management strategy and supply a written report. (For regional sites this may be done 3 monthly).		Y	Y	Y	Y
14	Clean the cooling tower and associated condenser water system.			Y	Y	
15	Check & clean the water sump, strainer, spray nozzles and eliminators.			Y	Y	
16	Check the water distribution system for any blockages and uneven flow.			Y	Y	
17	Check the condition and operation of the dosing equipment including tubes.			Y	Y	
18	Replace the dosing tubes.				Y	
19	Check and if necessary reset the bleed flowrate.			Y	Y	
20	Check that all chemicals stored and used with respect to labelling, packaging, storage conditions, user instructions, hazardous signage, SDSs and bunding comply with legislation and the regulatory authority.			Y	Y	
21	Check the batteries and replace annually or when needed.			Y	Y	
22	Record all readings and results in the log book.	Y	Y	Y	Y	Y

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For more information please contact the applicable Facilities Management Service Provider.



Government of South Australia
Department of Planning,
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Special Comments and Technical Data

A SERVICE WEEKLY (ONLY TO BE INCLUDED FOR APPROVED SITES).

B SERVICE MONTHLY / C SERVICE 3 MONTHLY / D SERVICE ANNUAL

E SERVICE FOR REGIONAL SITES THIS MAY BE DONE 3 MONTHLY

IF A LEGIONELLA COUNT GREATER OR EQUAL TO 10 CFU/ML IS DETECTED OR A HCC TEST RESULT IS GREATER OR EQUAL TO 100 000 CFU/ML A CONTROL STRATEGY SHALL BE IMPLEMENTED IN ACCORDANCE WITH AS3666.3 TABLE 3.2 & FIGURE 3.2.

IF A COOLING WATER SYSTEM IS ISOLATED OVER 48 HOURS IT MUST BE DRAINED, CLEANED & KEPT IN A DRY CONDITION. STANDBY USE: THE WATER TREATMENT IS TO BE LEFT ON & COOLING WATER CIRCULATED THROUGH THE ENTIRE SYSTEM AT INTERVALS NO MORE THAN ONCE EVERY 48 HOURS.

THE SERVICING, INCLUDING THE TRANSPORTATION OF THE WATER SAMPLES, IS TO BE DONE IN ACCORDANCE WITH: SA PUBLIC HEALTH (LEGIONELLA) REGS., THE GUIDELINES FOR THE CONTROL OF LEGIONELLA (SA HEALTH), AS3666.1, AS3666.2, AS3666.3, SAA/SNZ HB32, AS3896, AS4276.3.2.

ENSURE THE PREVIOUS LOG BOOK ENTRY AND CUSTOMER SERVICE REPORT ARE CHECKED FOR ANY IRREGULARITIES OR REQUIRED WORK AND THAT THE CORRECT ACTIONS WERE / ARE UNDERTAKEN.

NOTIFY THE FACILITY MANAGER AND SITE REPRESENTATIVE OF ANY ISSUES INCLUDING WH&S ISSUES & TAKE THE APPROPRIATE ACTION.

REFER ME182 FOR REGISTRATION AND ME241 FOR THE INSPECTION.

ME16 TO BE UNDERTAKEN IN CONJUNCTION WITH ME15.

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