

**Building (Legionella Risk Management)  
Regulations 2001**

**S.R. No. 14/2001**

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STATUTORY RULES 2001

S.R. No. 14/2001

*Building Act 1993*

**Building (Legionella Risk Management)  
Regulations 2001**

The Governor in Council makes the following Regulations:

Dated: 27 February 2001

Responsible Minister:

JOHN THWAITES  
Minister for Health

HELEN DOYE  
Clerk of the Executive Council

**1. Objective**

The objective of these Regulations is to specify the matters to be included in risk management plans prepared in accordance with Part 5B of the **Building Act 1993**.

**2. Commencement**

These Regulations come into operation on 1 March 2001.

**3. Authorising provision**

These Regulations are made under section 75H of the **Building Act 1993**.

**4. Specified risks**

For the purposes of Part 5B of the **Building Act 1993**, the risks that a risk management plan must address are the risks associated with—

- (a) stagnant water, including the lack of water recirculation in a cooling tower system and the presence of dead-end pipework and other fittings in a cooling tower system; and
  - (b) nutrient growth, including—
    - (i) the presence of biofilm, algae and protozoa in a cooling tower system; and
    - (ii) water temperature within a range that will support rapid growth of micro-organisms in a cooling tower system; and
    - (iii) the exposure of the water of a cooling tower system to direct sunlight; and
  - (c) poor water quality, including the presence of solids, Legionella and high levels of micro-organisms in a cooling tower system; and
  - (d) deficiencies in a cooling tower system, including deficiencies in the physical design, condition and maintenance of the system; and
  - (e) the location of, and access to, a cooling tower or cooling tower system, including the potential for environmental contamination of the system and the potential for exposure of people to the aerosols of the system.
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