

South Australia

South Australian Public Health (Legionella) Regulations 2013

under the *South Australian Public Health Act 2011*

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Legislative history

1—Short title

These regulations may be cited as the *South Australian Public Health (Legionella) Regulations 2013*.

3—Interpretation

- (1) In these regulations, unless the contrary intention appears—

Act means the *South Australian Public Health Act 2011*;

AS/NZS 3666.1 means AS/NZS 3666.1 *Air-handling and water systems of buildings—Microbial control Part 1: Design, installation and commissioning* published jointly by Standards Australia and Standards New Zealand as in force from time to time;

AS/NZS 3666.2 means AS/NZS 3666.2 *Air-handling and water systems of buildings—Microbial control Part 2: Operation and maintenance* published jointly by Standards Australia and Standards New Zealand as in force from time to time;

AS/NZS 3666.3 means AS/NZS 3666.3 *Air-handling and water systems of buildings—Microbial control Part 3: Performance-based maintenance of cooling water systems* published jointly by Standards Australia and Standards New Zealand as in force from time to time;

AS/NZS 3896 means AS/NZS 3896 *Waters—Examination for Legionellae spp. including Legionella pneumophila* published jointly by Standards Australia and Standards New Zealand as in force from time to time;

automatic biocide dosing device means a device that automatically discharges a measured amount of biocide to a cooling water system using a feedback control loop or timer;

biocide means a substance capable of killing micro-organisms, including Legionella;

Building Code has the same meaning as in the *Development Act 1993*;

clean has the same meaning as in AS/NZS 3666.1;

cooling tower has the same meaning as in AS/NZS 3666.1;

cooling water system means a heat exchange system that consists of a heat-generating plant, a heat-rejection plant, interconnecting water recirculating pipework and associated pumps, valves and controls, and includes a cooling tower or evaporative condenser;

drift eliminator means a device that is designed to remove water droplets from cooling tower air passing through the device;

evaporative condenser has the same meaning as in AS/NZS 3666.1;

Guidelines for the Control of Legionella in Manufactured Water Systems in South Australia means the *Guidelines for the Control of Legionella in Manufactured Water Systems in South Australia*, prepared by the Department of Health in 2008, as in force from time to time;

high risk manufactured water system or *system* means a cooling water system or warm water system;

Legionella means bacteria of the genus *Legionella*;

NATA accredited laboratory means laboratory that is accredited by the National Association of Testing Authorities of Australia for microbiological testing of waters for Legionella;

prescribed decontamination procedure—

- (a) in relation to a cooling water system—means the decontamination procedure set out in Schedule 3 Part 1 of the *Guidelines for the Control of Legionella in Manufactured Water Systems in South Australia*; or
- (b) in relation to a warm water system—means decontamination by means of the "pasteurisation method" or "chlorination method" set out in Schedule 3 Part 2 of that document;

prescribed fee means the fee prescribed by regulation under the Act;

SAA/SNZ HB32 means SAA/SNZ HB32 *Control of microbial growth in air-handling and water systems in buildings* published jointly by Standards Australia and Standards New Zealand, as in force from time to time;

warm water means water that is not more than 60°C and not less than 30°C;

warm water system means a reticulated water system that distributes or recirculates warm water through the majority of its branches at a nominal temperature of 45°C by means of a temperature controlling device.

- (2) In these regulations, a reference to an ***owner*** of premises includes a reference to an occupier of the premises.
- (3) For the purposes of these regulations, the ***relevant authority*** is—
 - (a) in the case of a high risk manufactured water system situated in the area of a council—the council for the area in which it is situated; or
 - (b) in the case of a high risk manufactured water system situated in an area outside the area of councils—the Chief Public Health Officer.
- (4) However, if a function under a provision of these regulations has been transferred from a council to the Chief Public Health Officer under section 42 of the Act, the ***relevant authority*** for the area of that council is, for the purposes of that provision of these regulations, the Chief Public Health Officer.

4—Application of regulations

These regulations do not apply in relation to a high risk manufactured water system installed in—

- (a) a Class 1A, 4 or 10 building under the *Building Code*; or
- (b) a sole-occupancy unit in a Class 2 building under the *Building Code*,

provided that it is not a warm water system that serves more than 1 dwelling.

5—Duty to register high risk manufactured water system

- (1) All high risk manufactured water systems installed in premises must be registered with the relevant authority.
- (2) If a high risk manufactured water system is unregistered for more than 1 month after the system is brought into service, the owner of the premises in which the system is installed is guilty of an offence.

Maximum penalty: \$5 000.

Expiation fee: \$315.

- (3) A relevant authority must, on application made in a manner and form approved by the relevant authority and payment of the prescribed fee to the relevant authority, register the high risk manufactured water system to which the application relates.
- (4) An application for registration of a high risk manufactured water system must contain a nomination of the person responsible for the operation and maintenance of the system.
- (5) Registration of a high risk manufactured water system remains in force for a period of 12 months and may be renewed for successive periods of 12 months on application made before the expiry of registration.
- (6) A relevant authority must, on application made in a manner and form approved by the relevant authority and payment of the prescribed fee to the relevant authority, renew the registration of the high risk manufactured water system to which the application relates.

6—Register of high risk manufactured water systems

- (1) Each relevant authority must keep a register of high risk manufactured water systems registered by the relevant authority under regulation 5.
- (2) The register will be kept in a manner and form determined by the relevant authority.
- (3) The register must include, in relation to each high risk manufactured water system on the register—
 - (a) the type of water system; and
 - (b) the address of the premises on which the water system is installed; and
 - (c) the location of the water system on the premises; and
 - (d) the full name and residential and business addresses of the owner of the premises; and
 - (e) the full name, residential and business addresses, and residential and business telephone numbers, of the person nominated by the owner of the premises as being responsible for the operation and maintenance of the water system,and may include such other information as the relevant authority thinks fit.

- (4) The owner of premises on which a high risk manufactured water system registered with the relevant authority is installed must, within 1 month after any change in the particulars registered in relation to the system, notify the relevant authority of the change.

Maximum penalty: \$750.

Expiation fee: \$80.

- (5) If a high risk manufactured water system registered with the relevant authority is permanently decommissioned or removed, the owner of the premises on which the system is or was installed must notify the relevant authority of the decommissioning or removal within 1 month after that event.

Maximum penalty: \$750.

Expiation fee: \$80.

7—Cooling water systems to be fitted with automatic biocide dosing devices

The owner of premises on which a cooling water system is installed must ensure that an automatic biocide dosing device is fitted to the system and is operating effectively at all times while the system is in operation.

Maximum penalty: \$5 000.

Expiation fee: \$315.

8—Cooling water systems to be fitted with drift eliminators

- (1) Unless the Minister determines otherwise, the owner of premises on which a cooling water system is installed must ensure that every cooling tower in the system is fitted with a drift eliminator that—
 - (a) covers the full exhaust air stream so as to prevent air by-pass; and
 - (b) is capable of keeping drift loss below the maximum specified in clause 4.4 of AS/NZS 3666.1; and
 - (c) is designed for *in situ* cleaning or is capable of being removed for cleaning or inspection without damage.

Maximum penalty: \$5 000.

Expiation fee: \$315.

- (2) The Minister may determine that cooling towers in a particular cooling water system need not be fitted with a drift eliminator that complies with subregulation (1).

9—Commissioning of high risk manufactured water systems

The owner of premises on which a cooling water system is installed must ensure that clause 4.7 of AS/NZS 3666.1 is complied with in relation to the system before it is brought into service.

Maximum penalty: \$2 500.

Expiation fee: \$210.

10—Plans and manuals relating to high risk manufactured water systems to be kept readily accessible etc

- (1) The owner of premises on which a high risk manufactured water system is installed must ensure that plans for the system that comply with subregulation (2) are kept on the premises in a readily accessible place and are made available for inspection on request by an authorised officer.

Maximum penalty: \$1 250.

Expiation fee: \$160.

- (2) Plans for a high risk manufactured water system must show—
 - (a) in the case of plans for a system installed before 1 October 2009—the location of all major components of the system; and
 - (b) in any other case—the location of all parts of the system.

- (3) The owner of premises on which a high risk manufactured water system is installed must ensure that operating and maintenance manuals for the system that comply with clause 2.6.1 of AS/NZS 3666.2 are kept on the premises in a readily accessible place and are made available for inspection on request by an authorised officer.

Maximum penalty: \$1 250.

Expiation fee: \$160.

- (4) In this regulation—

major components of a high risk manufactured water system includes cooling towers, condensers, filtration devices, automatic biocide dosing devices, drift eliminators, water inlets, waste outlets and discharge points, water heating devices and water storage facilities.

11—High risk manufactured water systems to be operated and maintained by competent persons

The owner of premises on which a high risk manufactured water system is installed must ensure that the person responsible for the operation and maintenance of the system is knowledgeable in the operation and maintenance of the system and sufficiently competent to ensure that the system is operated and maintained as required by these regulations.

Maximum penalty: \$1 250.

12—Maintenance of cooling water systems

The owner of premises on which a cooling water system is installed must ensure that the system is maintained in accordance with—

- (a) the requirements set out in—
- (i) Section 2.5 of AS/NZS 3666.2; or
 - (ii) Section 3 of AS/NZS 3666.3; or
- (b) a maintenance program approved by the Minister.

Maximum penalty: \$5 000.

Expiation fee: \$315.

13—Maintenance of warm water systems

The owner of premises on which a warm water system is installed must ensure that—

- (a) water in storage areas of the system is kept at a temperature of at least 60°C at all times while the system is in operation; and
- (b) the temperature of water in storage areas and throughout the distribution system of the system is measured at least once every month and recorded in the maintenance log book kept in relation to the system; and
- (c) a physical inspection of the system is carried out at least once every month to examine the cleanliness and mechanical condition of the system; and
- (d) the system is thoroughly cleaned whenever an inspection reveals sludge, slime, scale, foam, rust, dirt, dust or other impurities or foreign material present in the system; and

- (e) decontamination of the system is carried out at least every 6 months in accordance with—
 - (i) a prescribed decontamination procedure; or
 - (ii) a decontamination procedure approved by the Minister.

Maximum penalty: \$5 000.

Expiation fee: \$315.

14—Maintenance log books

- (1) The owner of premises on which a high risk manufactured water system is installed must ensure that—
 - (a) an up-to-date log book is kept setting out—
 - (i) the particulars referred to in clause 2.6.2 of AS/NZS 3666.2; and
 - (ii) all microbiological test results of samples of water taken from the system; and
 - (iii) in the case of a cooling water system—the type and quantity of biocide used to dose the system and the frequency of biocide dosing; and
 - (b) the log book is kept on the premises in a readily accessible place; and
 - (c) the log book is made available for inspection on request by an authorised officer.

Maximum penalty: \$1 250.

Expiation fee: \$160.

- (2) The owner of premises on which a high risk manufactured water system is installed must retain a log book relating to the system for a period of at least 5 years after the last entry in the log book is made.

Maximum penalty: \$1 250.

Expiation fee: \$160.

15—Annual inspection and microbiological testing

- (1) Subject to subregulation (2), the relevant authority must, at least once in every 12 months—
 - (a) cause an inspection of each high risk manufactured water system registered with the relevant authority to be carried out; and
 - (b) arrange for a NATA accredited laboratory to conduct microbiological testing, in accordance with AS/NZS 3896—
 - (i) of at least 1 sample of water taken from each cooling water system; and
 - (ii) of at least 2 samples of water taken from each warm water system, to determine the presence and number of colony forming units of Legionella in the water.

- (2) The relevant authority is not required to comply with subregulation (1) if the relevant authority, at least once in every 12 months, gives the owner of each of the premises on which a high risk manufactured water system registered with the relevant authority is installed written notice—
- (a) requiring the owner, within the period specified in the notice—
 - (i) to cause an inspection of the water system to be carried out by a competent person (not being the owner or person responsible for the operation and maintenance of the system); and
 - (ii) to arrange for a NATA accredited laboratory to conduct microbiological testing, in accordance with AS/NZS 3896—
 - (A) of at least 1 sample of water taken from a cooling water system; and
 - (B) of at least 2 samples of water taken from a warm water system,
to determine the presence and number of colony forming units of Legionella in the water; and
 - (b) requiring the owner to submit to the relevant authority written reports setting out the findings of the inspection and the results of the microbiological testing within 1 month of receiving the reports.
- (3) In subregulation (2)(a)(i) a reference to a *competent person* is a reference to a person who—
- (a) is knowledgeable in the operation and maintenance of high risk manufactured water systems; and
 - (b) is sufficiently competent to ensure that high risk manufactured water systems are operated and maintained as required by these regulations; and
 - (c) has qualifications or training in water treatment of high risk manufactured water systems.
- (4) A person to whom a notice is given under this regulation must not, without reasonable excuse, fail to comply with the requirements of the notice.

Maximum penalty: \$5 000.

Expiation fee: \$315.

16—Power of relevant authority to require microbiological testing in other circumstances

- (1) If—
- (a) the relevant authority is investigating the occurrence of Legionellosis in the near vicinity of premises on which a high risk manufactured water system is installed; or
 - (b) the relevant authority has reason to believe that a high risk manufactured water system installed on premises situated in its area is not being maintained as required by these regulations,

the relevant authority may give the owner of the premises written notice—

- (c) requiring the owner (either immediately or within a period specified in the notice) to arrange for a NATA accredited laboratory to conduct microbiological testing, in accordance with AS/NZS 3896, of water taken from the system, to determine the presence and number of colony forming units of Legionella in the water; and
 - (d) requiring the owner to submit to the relevant authority a written report setting out the results of the microbiological testing within 24 hours of receiving the report.
- (2) A person to whom a notice is given under this regulation must not, without reasonable excuse, fail to comply with the requirements of the notice.

Maximum penalty: \$5 000.

Expiation fee: \$315.

17—Responses to detection of Legionella

- (1) If the owner of premises on which a cooling water system is installed receives a report of the results of microbiological testing of water taken from the system indicating the presence of 1 000 or more colony forming units of Legionella per millilitre of water, he or she must—
- (a) immediately—
 - (i) shut down the system; or
 - (ii) decontaminate the system in accordance with a prescribed decontamination procedure or a decontamination procedure approved by the Minister; and
 - (b) submit the report to the relevant authority within 24 hours of receiving the report.

Maximum penalty: \$5 000.

Expiation fee: \$315.

- (2) If the owner of premises on which a warm water system is installed receives a report of the results of microbiological testing of water taken from the system indicating the presence of 10 or more colony forming units of Legionella per millilitre of water, he or she must—
- (a) immediately—
 - (i) shut down the system; or
 - (ii) decontaminate the system in accordance with a prescribed decontamination procedure or a decontamination procedure approved by the Minister; and
 - (b) submit the report to the relevant authority within 24 hours of receiving the report.

Maximum penalty: \$5 000.

Expiation fee: \$315.

- (3) A relevant authority must, within 24 hours of receiving a report referred to in this regulation, forward the details of the report to the Department.

18—Determinations and approvals

- (1) An application for a determination or approval under these regulations must—
 - (a) be made to the Minister in a manner and form approved by the Minister; and
 - (b) be accompanied by the prescribed fee.
- (2) An applicant must, if the Minister so requires, provide the Minister with specified information to enable the Minister to make a decision on the application.
- (3) A determination or approval under these regulations may be subject to such conditions as the Minister thinks fit.
- (4) A person must not contravene, or fail to comply with, a condition of a determination or approval under these regulations.
Maximum penalty: \$2 500.
Expiation fee: \$210.
- (5) If a condition of an approval is contravened or not complied with, the Minister may, by written notice given to the holder of the approval, revoke the approval.
- (6) In this regulation—

approval means approval of—

- (a) a maintenance program referred to in regulation 12; or
- (b) a decontamination procedure referred to in regulation 13 or 17;

determination means a determination referred to in regulation 8(2).

19—False or misleading statement

A person must not make a statement that is false or misleading in a material particular (whether by reason of the inclusion or omission of any particular) in any information provided under these regulations.

Maximum penalty: \$10 000.

20—Prescribed guidelines

Pursuant to section 109(2)(o) of the Act, the following documents are, on the recommendation of the Chief Public Health Officer, prescribed as guidelines to assist in the administration or operation of these regulations:

- (a) *Guidelines for the Control of Legionella in Manufactured Water Systems in South Australia* (other than Schedule 3);
- (b) AS/NZS 3666.1 (other than clauses 4.4 and 4.7);
- (c) AS/NZS 3666.2 (other than Section 2.5 and clauses 2.6.1 and 2.6.2);
- (d) AS/NZS 3666.3 (other than Section 3);
- (e) *SAA/SNZ HB32*.

21—Fees relating to high risk manufactured water systems

- (1) The owner of premises in which a high risk manufactured water system is installed is liable to pay to the relevant authority the prescribed fee for each inspection of the system carried out by or on behalf of the relevant authority.

- (2) The owner of premises in which a high risk manufactured water system is installed is liable to pay to the relevant authority a fee equal to any expenses incurred by the relevant authority in arranging for microbiological testing of water samples taken from the system, including the costs of collection and delivery of samples to the testing laboratory.
- (3) If a person is liable to pay a fee to the relevant authority, the relevant authority may give the person written notice requiring the person to pay the fee within the period specified in the notice.

Schedule 3—Transitional provisions

Part 2—Transitional provisions

2—Interpretation

In this Part—

revoked regulations means the *Public and Environmental Health (Legionella) Regulations 2008*.

3—Registration of high risk manufactured water system

- (1) A registration in force under regulation 5 of the revoked regulations immediately before the commencement of this clause will be taken, on that commencement, to be a registration under regulation 5 of these regulations.
- (2) The registration under these regulations is subject to the same conditions as the registration under the revoked regulations and will expire on the date on which the registration would have expired under the revoked regulations.

4—Determinations under regulation 8(2) of revoked regulations

- (1) A determination in force under regulation 8(2) of the revoked regulations immediately before the commencement of this clause will be taken, on that commencement, to be a determination under regulation 8(2) of these regulations.
- (2) The determination under these regulations is subject to the same conditions as the determination under the revoked regulations.

5—Approvals of maintenance programs or decontamination procedures

- (1) An approval of a maintenance program or decontamination procedure in force under the revoked regulations immediately before the commencement of this clause will be taken, on that commencement, to be an approval of a maintenance program or decontamination procedure under these regulations.
- (2) The approval under these regulations is subject to the same conditions as the approval under the revoked regulations.

6—Notices under regulation 15(2) of revoked regulations

- (1) A notice issued by the authority and in force under regulation 15(2) of the revoked regulations immediately before the commencement of this clause will be taken, on that commencement, to be a notice issued by the relevant authority under regulation 15(2) of these regulations.

- (2) The notice under these regulations is subject to the same conditions as the notice under the revoked regulations.

7—Notices under regulation 16(1) of revoked regulations

- (1) A notice issued by the authority and in force under regulation 16(1) of the revoked regulations immediately before the commencement of this clause will be taken, on that commencement, to be a notice issued by the relevant authority under regulation 16(1) of these regulations.
- (2) The notice under these regulations is subject to the same conditions as the notice under the revoked regulations.

Legislative history

Notes

- Variations of this version that are uncommenced are not incorporated into the text.
- Please note—References in the legislation to other legislation or instruments or to titles of bodies or offices are not automatically updated as part of the program for the revision and publication of legislation and therefore may be obsolete.
- Earlier versions of these regulations (historical versions) are listed at the end of the legislative history.
- For further information relating to the Act and subordinate legislation made under the Act see the Index of South Australian Statutes or www.legislation.sa.gov.au.

Legislation revoked by principal regulations

The *South Australian Public Health (Legionella) Regulations 2013* revoked the following:

Public and Environmental Health (Legionella) Regulations 2008

Principal regulations and variations

New entries appear in bold.

Year	No	Reference	Commencement
2013	42	<i>Gazette 23.5.2013 p2016</i>	16.6.2013: r 2
2014	96	<i>Gazette 19.6.2014 p2548</i>	1.7.2014: r 2
2015	111	<i>Gazette 18.6.2015 p2685</i>	1.7.2015: r 2
2016	109	<i>Gazette 23.6.2016 p2291</i>	1.7.2016: r 2
2017	104	<i>Gazette 22.6.2017 p2265</i>	1.7.2017: r 2
2018	77	<i>Gazette 21.6.2018 p2181</i>	Sch 2 (cl 2 to 6)—1.7.2018: r 2
2020	168	<i>Gazette 4.6.2020 p3022</i>	1.7.2020: r 2

Provisions varied

New entries appear in bold.

Entries that relate to provisions that have been deleted appear in italics.

Provision	How varied	Commencement
<i>r 2</i>	<i>omitted under Legislation Revision and Publication Act 2002</i>	<i>1.7.2014</i>
r 3		
r 3(1)		
prescribed fee	inserted by 77/2018 Sch 2 cl 2	1.7.2018
r 5		
r 5(3)	varied by 77/2018 Sch 2 cl 3(1)	1.7.2018
r 5(6)	varied by 77/2018 Sch 2 cl 3(2)	1.7.2018
r 18		

r 18(1)	varied by 77/2018 Sch 2 cl 4	1.7.2018
r 21		
r 21(1)	substituted by 96/2014 r 4(1)	1.7.2014
	varied by 77/2018 Sch 2 cl 5(1)	1.7.2018
r 21(2)	varied by 96/2014 r 4(2)	1.7.2014
rr 21(4) and (5)	deleted by 77/2018 Sch 2 cl 5(2)	1.7.2018
Sch 1	<i>substituted by 96/2014 r 5</i>	<i>1.7.2014</i>
	<i>substituted by 111/2015 r 4</i>	<i>1.7.2015</i>
	<i>substituted by 109/2016 r 4</i>	<i>1.7.2016</i>
	<i>substituted by 104/2017 r 4</i>	<i>1.7.2017</i>
	deleted by 77/2018 Sch 2 cl 6	1.7.2018
Sch 2	<i>deleted by 96/2014 r 5</i>	<i>1.7.2014</i>
Sch 3		
Pt 1	<i>omitted under Legislation Revision and Publication Act 2002</i>	<i>1.7.2014</i>

Historical versions

1.7.2014
 1.7.2015
 1.7.2016
 1.7.2017