

TECHNICAL BULLETIN



TECHNICAL
SERVICES

WATER MANAGEMENT FOR RETURNING A BUILDING INTO SERVICE FOLLOWING COVID-19 CLOSURES



Mitie – Water Management

Overview:

This document is intended as a guide to enable water systems to be safely mothballed and returned to service and should be used in conjunction with advice from Mite Water.

Information from the Legionella Control Association (LCA) includes:

The Health and Safety at Work Act still applies in the current situation and as such an employer or those in control of premises must continue to manage any risk arising from their activity and this includes legionella control. While controls in place may need to be adapted to changing circumstances, Duty holders must still be able to demonstrate control of risk to a reasonably practicable level. Duty holders are less likely to have access to competent help on site while adapting control measures due to social distancing and self-isolation.

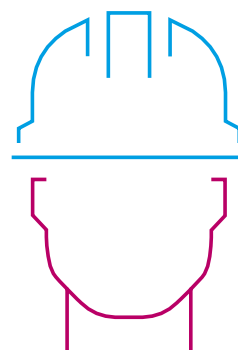
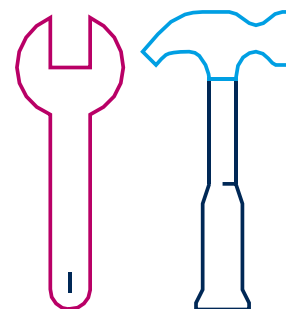
Advice to give to Service Users for return to normal operation:

If buildings or water systems are isolated during the COVID-19 outbreak, the length of time involved may not have been known at the outset and control measures might not have been considered. Staff may not have been available to flush to simulate usage. Assess the risk – it is unlikely that buildings can simply be reopened with no additional measures.

Start-up procedures for systems may need to be reconsidered before buildings can be reopened. Consideration should be given to water system cleaning and disinfection and/or controlled flushing to mitigate the risk from prolonged stagnation. Sampling may be useful to demonstrate effectiveness of control measures.

Preferred option – flushing:

An enhanced flushing regime is recommended as the preferred option to prevent stagnation and bacterial growth in water systems (on advice from Mitie Water) but if buildings or areas of buildings are to be closed then the following procedures and guidance should be used.



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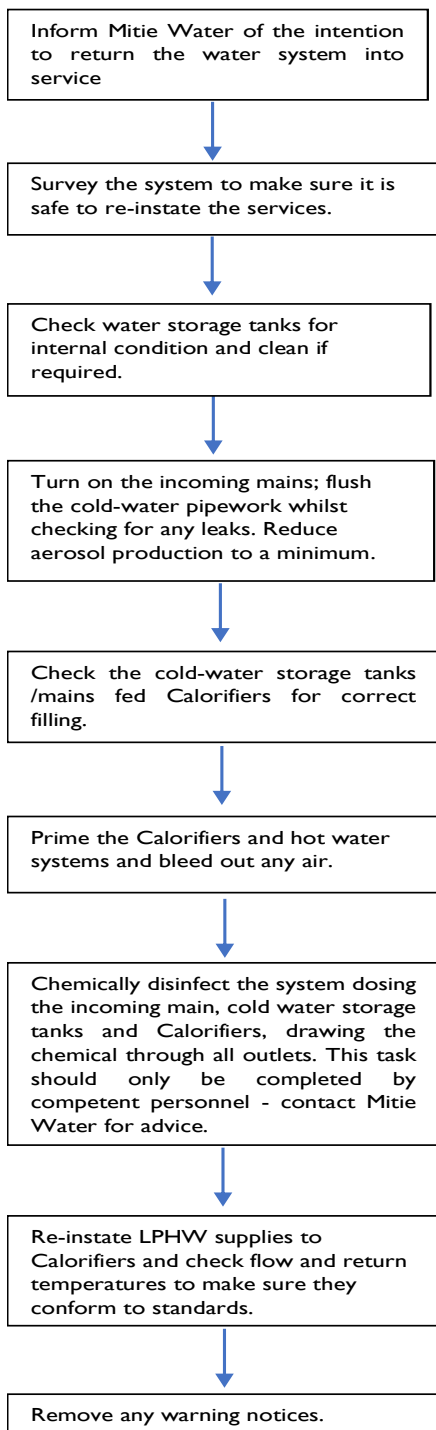
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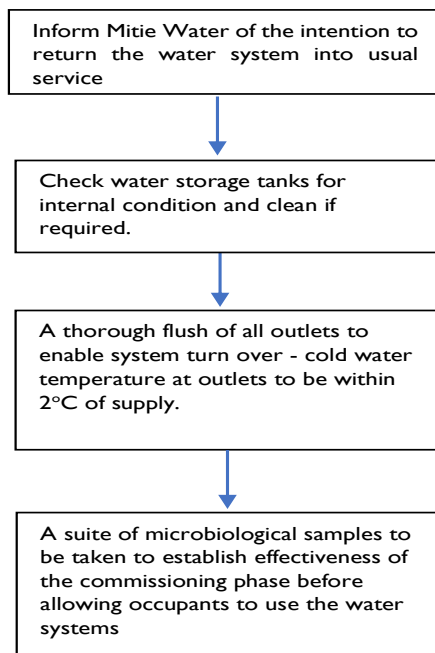
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Procedure for returning a building into service following periods of mothballing

Procedure for recommissioning mothballed water systems



Procedure for recommissioning systems following reduced occupancy



Supporting guidance

Pasteurise the hot water system by heating calorifiers up to 70°C from one hour and circulate/pull through the hot water to all outlets for a minimum of 5 minutes at 60°C at each outlet.

If this is not feasible a thorough flush of all outlets ensuring a minimum of 50°C is achieved through out the flush.

TMVS should be serviced and disinfected following an extended period of non-use.

Consider taking microbiological samples – including analysis methods such as PCR and Legipid, on site rapid test kits, Mercian FASTek LP test. Whilst there is no guidance for acceptable levels (PCR) the test results have a quick turnaround time and will help in determining the effectiveness of the recommissioning phase.

Traditional culture methods have a minimum turnaround time of 10 days. Whilst there is guidance in HSG 274 part 2 for acceptable levels the turnaround time is such that there is a delay in results and the reoccupation of the building may be compromised.

Technical Support & Consultancy

We are now looking ahead for bookings and to ensure we provide services to all our customers and their requirements for Water hygiene. If you have any queries in the meantime, please contact the team as below:

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