

Draft Regulations

Draft regulation

Building Act
(chapter B-1.1)

Safety Code — Amendment

Notice is hereby given, in accordance with sections 10 and 11 of the Regulations Act (chapter R-18.1), that the Regulation to amend the Safety Code, appearing below, may be approved by the Government, with or without amendment, on the expiry of 45 days following this publication.

The draft Regulation amends Chapter VIII entitled “Building” of the Safety Code of Québec to add provisions related to the maintenance of water cooling towers.

The draft Regulation requires owners of water cooling towers, including towers used in industrial processes, to comply with a maintenance program drawn up by a member of a professional order, to enter the results of the verifications in a register and to send information to the Board for drawing up a Québec repertory on cooling towers.

The purpose of the new requirements is to improve the safety of the public in the vicinity of buildings equipped with cooling towers since the verification operations carried out in Québec during the outbreak of legionnaires’ disease in the summer of 2012 showed the presence of bacteria in such towers.

The addition of the new regulatory provisions related to cooling tower maintenance could entail expenses of about \$9 million over 5 years for enterprises that own cooling towers.

Further information may be obtained by contacting Suzel Bourdeau, Régie du bâtiment du Québec, 545, boulevard Crémazie Est, 7^e étage, Montréal (Québec) H2M 2V2; telephone: 514 873-3716; fax: 514 873-9929.

Any person wishing to comment on the matter is requested to submit written comments within the 45-day period to Stéphane Labrie, President and Chief Executive Officer, Régie du bâtiment du Québec, 545, boulevard Crémazie Est, 3^e étage, Montréal (Québec) H2M 2V2.

AGNÈS MALTAIS,
Minister of Labour

Regulation to amend the Safety Code

Building Act
(chapter B1-1, ss. 175, 176, 176.1, 178, 179, 185, 1st par., subpars. 33, 37 and 38, and s. 192)

1. The Safety Code (chapter B-1.1, r. 3) is amended by adding the following after section 340:

“Despite the exemption provided for in the first paragraph and in section 341, the requirements respecting water cooling towers provided for in Division VII apply to the water cooling tower of every building.”

2. The following is inserted after Division VI of Chapter VIII:

“DIVISION VII PROVISIONS RESPECTING THE MAINTENANCE OF WATER COOLING TOWERS

I. Maintenance

401. The facilities and equipment of water cooling towers of a building must be maintained according to a maintenance program.

402. The maintenance program must be drawn up and signed by one or more members of a professional order according to their field of practice and whose activities are related to the field of water cooling towers. The program must contain

(1) the procedure for winterizing and re-starting, if applicable;

(2) the procedure for stopping and re-starting during the operation period;

(3) the procedure for decontamination;

(4) the measures for reducing corrosion, scaling and the accumulation of organic matter;

(5) a schematic plan of the network of cooling water flow;

(6) the procedure for maintaining the quality of the water in order to minimize the development of bacteria including bacteria of the *Legionella* species;

(7) the list of the chemical products and substances to be used and their description, if applicable; and

(8) the measures for verifying the mechanical components of the facility and equipment of water cooling towers.

The program must be drawn up by taking into account the standards in Schedule 2.

403. The program must take into account the history of the facility, including

- (1) a major breakdown;
- (2) the repairs made following the breakdown;
- (3) the use of the decontamination procedure when the quality of the water reaches an immediate health risk threshold; and
- (4) the replacement of a device or equipment.

404. The program must be revised, by one or more members of a professional order according to their field of practice and whose activities are related to the field of water cooling towers, ever 5 years or following one of the following events:

- (1) a major alteration of the facility or the replacement of equipment;
- (2) a change in the procedure for maintaining the quality of water;
- (3) the use of the decontamination procedure when the quality of the water reaches an immediate health risk threshold.

405. Owners of water cooling towers must send to the Board, within 30 days of the tower's initial start-up,

- (1) the address where the water cooling tower is located;
- (2) the name and contact information of the owner of the water cooling tower;
- (3) the name of the member or members of a professional order who drew up the maintenance program; and
- (4) a brief description of the type of facility.

II. Register

406. The following information and documents relating to a water cooling tower must be entered in a register, available on the premises for consultation by the Board, during the existence of a building:

(1) the name and contact information of the owner;

(2) if available, the copy of the plans for the design and installation of the water cooling towers as executed, and any technical document or information related to the alterations made to the plans;

(3) the manufacturer's operation and maintenance manual;

(4) the maintenance programs;

(5) the results of the water analyses for the past 2 years;

(6) the history and description of the maintenance, repairs, replacements and alterations made;

(7) the name of the person responsible for and of the personnel assigned to the maintenance and their telephone number.”.

3. For water cooling towers already in operation, the owners must send to the Board the information required under section 405, introduced by section 1 of this Regulation, on (*insert the date of coming into force of this Regulation*).

4. This Regulation comes into force on the forty-fifth day following the date of its publication in the *Gazette officielle du Québec*.

SCHEDULE 2 WATER COOLING TOWER MAINTENANCE PROGRAM

The documents and standards to be taken into account for the maintenance program provided for in section 402 are

(1) the manufacturer's operation and maintenance manual;

(2) Guideline-WTB-148(08)-Best Practices for Control of Legionella published by the Cooling Technology Institute (CTI); and

(3) the manuals and standards of the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), including Guideline-12-2000-Minimizing the Risk of Legionellosis Associated with Building Water Systems.