

DOHMH Compliance

If an evaluation or test indicates microbial levels signifying a maintenance deficiency that requires mitigation, building owners are responsible for notifying DOHMH, cleaning and disinfecting the tower in accordance with [Local Law 77 of 2015](#).

Register Cooling Towers at
nyc.gov/dob/coolingtowers



View the DOHMH Commissioner's Order
at nyc.gov/coolingtowers



Find Additional Resources at nyc.gov.

The Official Website of the City of New York



2014 Construction Codes § 28-317
NYC Administrative Code § 17-194.1

New York City Department of Buildings

280 Broadway
New York, NY 10007

Phone: 212-393-2550
Website: nyc.gov/buildings

Registration + Maintenance of Cooling Towers

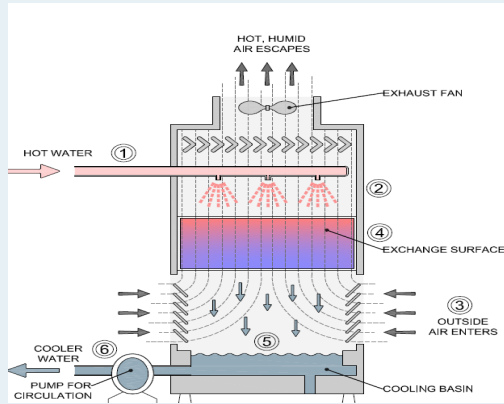


<http://spxcooling.com/products/marley-nc-class-cooling-tower>



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What is a Cooling Tower?



'Cooling tower' refers to a cooling tower, evaporative condenser or fluid cooler that is part of a recirculated water system incorporated into a building's cooling, industrial process, refrigeration or energy production system.

Department of Buildings (DOB) Registration

Building owners are required by law to register their cooling towers. Visit nyc.gov/dob/coolingtowers and follow the Cooling Tower Registration link. Once enrolled, each registrant may report multiple towers or locations. You may also upload documentation indicating proof of remediation.

Cooling Tower Regulations

In accordance with [Local Law 77 of 2015](#), which became effective August 18, 2015, owners and operators of cooling towers are required to do the following.

Registration

- Cooling towers must be registered with DOB prior to initial operation.
- Existing cooling towers must be registered with DOB within 30 days of the law's enactment.

Annual Certification

Owners or operators are required to annually certify that cooling towers have been inspected, tested, cleaned and disinfected in compliance with Local Law 77 of 2015.

Inspection

Inspection, testing, cleaning and disinfection of cooling towers must be performed in accordance with DOHMH regulations.

Discontinuance of Use

If a cooling tower is removed or its use is permanently discontinued, the owner or operator must notify DOB within 30 days after removal/discontinuation. The notice must include a statement that the cooling tower was drained and sanitized in compliance with DOHMH requirements.

Enforcement

Failure to register, submit annual certification or report discontinued use is a major violation punishable by a penalty of up to \$10,000.

DOHMH Provisions

The following mandates ensure adherence to industry standards for cooling tower maintenance, cleaning and testing for microbes, and reporting to DOHMH samples that present a serious health threat.

Maintenance Program Requirements

Owners are required to institute and follow a maintenance program and plan, developed by a qualified person, in accordance with the American Society of Heating, Refrigeration and Air-conditioning Engineers (ASHRAE 188-2015) standard. Additionally, cooling towers that have been shut down for more than five days must be cleaned and disinfected within 15 days before initial use.

Inspection and Testing of Cooling Towers

Towers are to be inspected and tested every three months while a building's cooling tower is in use.

Inspection Method

- An evaluation for the presence of organic material, biofilm, algae and other visible contaminants;
- A test for the presence of microbes in the water of the cooling tower.

All required inspections, cleaning and disinfection are to be performed by or under the supervision of a qualified person. Targets and acceptable testing, analysis and microbial levels that require immediate action and reporting will be established by DOHMH. DOHMH will also define the credentials required for consideration as a 'qualified' person.