

**DATE:**

**POLICY MEMO NO.:** XXXXXXX

**RELATED DEPT. & DIVISION:** Development Service Department & Austin Public Health

**TOPIC:** Disinfection and Flushing of Building Portable Water Systems

**DECISION MAKER:** Todd Wilcox (Building Official)  
Desmar Walkes (Austin-Travis County Health Authority)

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**SUMMARY:** To implement an existing requirement to provide proof of disinfection and flushing of building potable water systems in Group I-1 facilities. For the purpose of controlling any potential contamination of legionella growth.

**CODE SECTIONS:** 2021 Uniform Plumbing Code (UPC), 2021 International Building Code (IBC)

- 308.3 Institutional Group I-2, International Building Code
- 609.10 Disinfection of Potable Water System, Uniform Plumbing Code
- ASHRAE 188-2018 Legionellosis: Risk Management for Building Water Systems
- ASHRAE Guideline 12- 2000 Minimizing the Risk of Legionellosis Associated with Building Water Systems
- N 105 Disinfection / excluding ultraviolet method, Uniform Plumbing Code

**Policy:** Provide disinfection and flushing of building potable water systems in new nursing homes and hospitals as per the requirements of 609.10 Uniform Plumbing Code or other industry standards as approved by the Building Official with proof of disinfection and flushing within 3 weeks of the certificate of occupancy being issued. A temporary certificate of occupancy will not be affected. For the purpose of this requirement beneficial occupancy shall mean within 3 weeks before a certificate of occupancy is issued in order to establish a timeline.

**Responsible for Compliance:** Building owner or designated representative.

**Affected Institutional Group I-1:** New nursing homes and hospitals.

**DSD Responsibility:** DSD Commercial plumbing Inspections shall be responsible for collecting proof of compliance before final plumbing inspection is finalized.

**When Required:** Proof of compliance will be required before receiving certificate of occupancy.

**How to achieve compliance:** The latest addition of the following standards and code sections, ANSI/ASHRAE Standard 188, ASHRAE Guideline 12, Section 609.10 of the Uniform Plumbing Code or Appendix N of the Uniform Plumbing Code. excluding the ultraviolet method in Appendix N.

**Definition ANSI/ ASHRAE Standard 188.** beneficial occupancy- stage of construction when all or part of a building is to be occupied for the purpose for which it was constructed, whether before or after completion.