

**Method Statement**  
**For The Maintenance of the**  
**Cold Water Storage Tanks**  
**At**  
**Cannon Green**

**Scope of Works**

Cold Water Storage Tanks

**Personnel**

<b>Name</b>	<b>Company</b>	<b>Contact Number</b>
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**Site Overview**

**Sequence of Work**

**56-01 COLD WATER STORAGE and SUPPLY**

**Introduction**

Whilst legionella bacteria are most active in the temperature range 20°C to 45°C, occasions can occur where growth is promoted even in cold water systems. This can arise where the local temperature is raised by:

- a) heat build up due to solar gain or the proximity to hot water services,  
or
- b) the storage capacity is far greater than is necessary. In general terms the storage capacity should not exceed one day's usage.

Cleanliness of the system is of primary importance to ensure that the legionella bacteria do not have any nutrients for growth and survival. Such nutrients can come from vegetable, animal and even mineral substances and it is for this reason that storage cisterns should be free from rust, dust, slime, mould, fungi and such items as dead birds, rats, mice, insects etc. and that nonmetallic

materials satisfy the requirements of [BS6920](#). Lists of materials approved by the water industry are published in the Water Fittings and Materials Directory (see Standards List), All new and replacement water fittings should satisfy Byelaws requirements and be listed in the directory.

**Cleansing of tanks, cisterns and associated pipework should be followed by full disinfection in accordance with the procedures laid down in [ACOP L8.2001](#).**

Cisterns must have close fitting lids, which should not be of timber or other porous materials. Lids should have vent pipes of adequate cross section to prevent suction developing on water draw off. All vent pipes and overflows should be fitted with close mesh to prevent the ingress of foreign matter. These should be cleaned annually.

The pipework system should be free of any points where pockets of dirt, slime or sediment can build up. Where it is impossible to ensure this the system should be disinfected on a regular basis.

## 56-02 COLD WATER STORAGE TANKS and CISTERNS

ITEM	FREQ.	ACTION	NOTES
1. Float operated ball valve	3m	Check operation, water level and shut off. Replace washer if necessary. Check float for leakage and security.	
2. Level control switches (if fitted).	6m	Check for scale deposits, clean as necessary and check operation.	For specialist maintenance of level control switches see <a href="#">LEVEL SWITCHES</a> .
3. Cistern or tank body.	6m	Check for leaks and any structural weaknesses.	Ensure that any brackets, etc. supporting the tank are firmly fixed.
4. Valves	6m	Check valve stems are free to turn.	Ensure that any insulation or trace heating cable removed during inspection is replaced or frost damage could ensue.
5. Air vents and overflow screens.	6m	Check for blockage and condition.	Clean when necessary. Report if replacement needed.

6. Insulation.	6m	Check condition, replace if necessary.	Look for any damp patches, if necessary removing insulation to find cause.
7. Manlid and access covers.	12m	Check condition of seals.	If lid has been removed for inspection purposes ensure seals are effective.
8. Cistern or tanks.	12m	Inspect and report cleanliness and condition.	Check overflow and warning pipes are unobstructed and that the ends are conspicuous and well above the flood over level of a gully. If any remedial work needs to be carried out, advise client. If painting is required any paint should be non-toxic and WRC Water Byelaws Scheme/Water Regulations approved.
9. Tanking.	12m	Ensure drains are clear, check condition.	Check thoroughly for potential leakage. Report to client.
10. Associated pipework.	12m	Check condition and rectify any faults.	Examine for corrosion, leaks and security of fittings and attachments.
11. Generally.	12m	Check that all items of equipment comply with : <i>Legislation.</i> Bye-laws, and Codes of practice.	Report to client where remedial action is required.