

# Managing Building Compliance - Public and Environmental Health

*Understanding the legislative requirements is an essential element of asset and facility management. The mechanisms to manage the risks associated with planning, acquiring and managing building assets are contained in a range of Acts, Regulations, Standards and Codes. They may be used to modify, reduce or eliminate risk throughout the asset's lifecycle.*

*This guideline is one of a series developed to assist with identifying Building Asset Compliance obligations for asset owners or occupiers.*

**Agencies are required to comply with all relevant legislation. For public and environmental health this includes:**

- *South Australian Public Health Act 2011*
- *South Australian Public Health (General) Regulations 2013*
- *South Australian Public Health (Legionella) Regulations 2013*
- *Safe Drinking Water Act 2011*
- *Safe Drinking Water Regulations 2012*

When originally published in 1987, the *South Australian Public Health Act 2011* preceded building and health, safety and welfare legislation.

The purpose of the Act is to provide for the protection of the health of the public of South Australia. Control over legionella is enforced by the *South Australian Public Health (Legionella) Regulations 2013* which applies to high risk manufactured water systems.

Building owners or responsible persons are required to ensure public health is not endangered through harmful discharges into the environment.

The *Regulations* include maintenance protocols for warm water systems and air conditioning and cooling tower systems. Failure to comply can result in fines or imprisonment.

The *Safe Drinking Water Act 2011* and the *Safe Drinking Water Regulations 2012* are designed to provide a safe reliable supply of good quality drinking water and that there are systems in place to ensure that public health is protected. Drinking water providers are required to be registered and also prepare, implement and review their risk management plans.

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