

# Building Water Management Plans ANSI/ASHRAE 188-2018 SUMMARY

## Legionellosis: Risk Management for Building Water Systems

Minimizing the **legionellosis risk** associated with building water systems is a primary concern for hospitals, hotels, and commercial buildings. The CDC recommends the development and implementation of a **Water Management Plan** to minimize the spread of legionellosis.

**ANSI/ASHRAE Standard 188-2018** is purposed with establishing minimum legionellosis risk management requirements for new & existing building water systems and is intended to be used by owners and managers of human-occupied buildings, excluding single-family residential buildings. The standard does not provide prescriptive guidance around water treatment strategies or testing limits. The standard instead focuses on the creation and implementation of a documented risk management process by the owners and managers of buildings. *This technical bulletin provides a brief overview of the standard and is not meant to replace reading the standard.*

### Does Your Building Apply to this Standard?

The applicability of the standard depends on a survey of the building's risk factors based on listed criteria.

#### 1. Does your building have one or more of the following:

- a) Open and closed-circuit **cooling towers** or evaporative condensers that provide cooling and/or refrigeration for the HVAC&R systems or other systems or devices in the building.
- b) **Whirlpools** or **spas** in the building or on the site.
- c) **Ornamental fountains, misters, atomizers, air washers, humidifiers**, or other **non-potable water systems** or devices that release water aerosols in the building or on site.

#### 2. Is your building characterized by one or more of the following:

- a) Multiple housing units with one or more centralized potable water heater systems.
- b) Building is more than 10 stories high (includes below grade levels).
- c) Healthcare facility where patient stays exceed 24 hours.
- d) Building containing one or more areas for the purpose of housing or treating occupants receiving treatment for burns, chemotherapy for cancer, solid organ transplantation, or bone marrow transplantation.

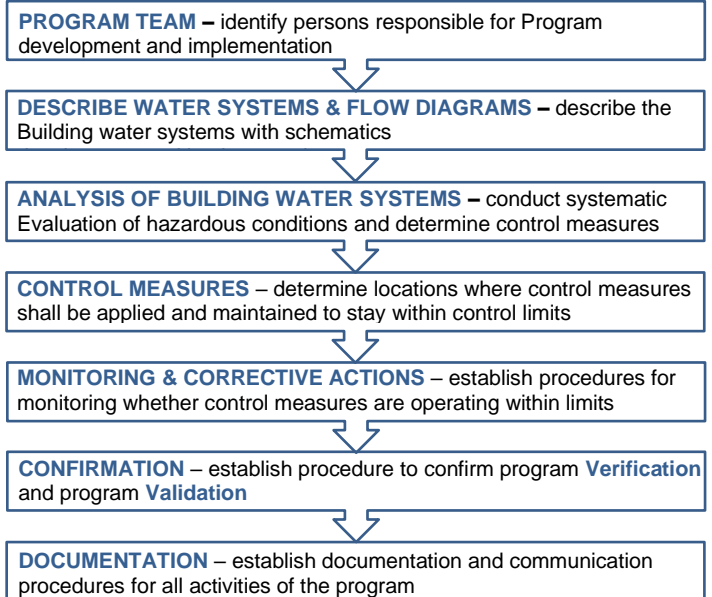
- e) Building containing one or more areas for the purpose of housing or treating occupants that are immunocompromised, at-risk, are taking drugs that weaken the immune system, have renal disease, diabetes, or chronic lung disease
- f) Building identified as housing occupants over the age of 65 years.

If the building has one or more of the risk factors listed in items #1 and #2 above, then **ASHRAE Standard 188** applies as follows:

- a) If a building contains any factors listed in item #1 (a–c) and no characteristics of item #2 (a–f), a water management program should be developed for only those systems identified in item #1.
- b) If a building is identified as having any of the characteristics in item #2 (a–f), a water management program should be developed for the potable building water system and any of the water systems of item #1 (if present).

Section 4.3 of Standard 188 also provides specific guidance for health care facilities.

### Elements of a Water Management Plan



For more details on developing a Water Management Plan for your building, contact your Pace Technical Representative or refer to the [ashrae.org](http://ashrae.org) and [cdc.gov](http://cdc.gov) for additional information.