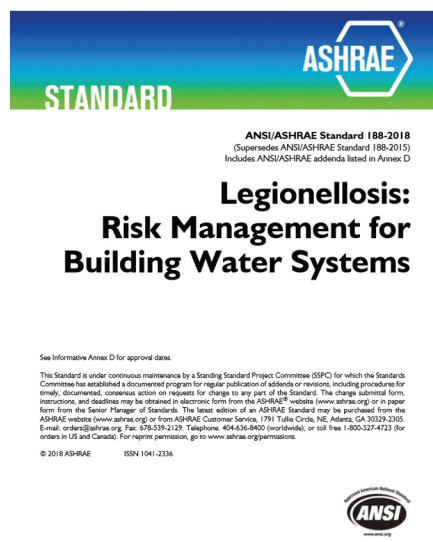


# ANSI/ASHRAE Standard 188

## “Legionellosis: Risk Management for Building Water Systems”

Officially approved and published on June 26<sup>th</sup>, 2015 and updated on August 13<sup>th</sup>, 2018



### Minimum Standard Requirements:

The Standard requires at minimum that building owners establish and practice a [Water Management Program](#) for facilities with any of the following:

- Cooling Towers or evaporative condensers
- Whirlpool spas
- Ornamental fountains
- Misters, atomizers, air washers, humidifiers
- Other devices that release water droplets

For potable (domestic) plumbing systems with any of the following, the Standard also applies:

- Multiple housing units with a centralized hot water system
- More than 10 stories
- Housing for occupants over the age of 65
- Patients staying longer than 24 hours
- An area housing or treating people with certain health factors

**More than 5 million buildings in the U.S. are within scope of the requirements in the standard.**

### Requirements for Implementing an Ongoing Water Management Program:

1. A list of water management program team members.
2. A brief description of building water systems, with floor diagrams, listing salient information about all the water systems and showing, in simple line diagrams, where water is received, processed, and used.
3. A (*Legionella*) Hazard Analysis for building water systems that briefly explains why each water processing step does or does not present significant potential for *Legionella* growth and transmission and, for those processing steps that do, whether it is a location at which *Legionella* control measures can be applied.
4. Application of (*Legionella*) hazard control measures to actually reduce the risk of Legionnaires' disease. For most control measures, options are available; selecting the appropriate one for your facility is critical.
5. Ongoing documented confirmation that the Water Management Program is being implemented as designed (verification) and that control is effective (validation).

**Water Management Programs require continuous, ongoing implementation and maintenance. Like all other facility management programs, it takes time, expertise, resources, and independent confirmation to establish defensibility.**

For more information on how to improve the safety and efficiency of your water systems, please contact Phigenics at 844-850-4087 or email: [info@phigenics.com](mailto:info@phigenics.com)