



Shaping Tomorrow's
Built Environment Today

Standard 188

ANSI/ASHRAE Standard 188, Legionellosis: Risk Management for Building Water Systems

Purpose

To establish minimum Legionellosis risk management requirements for building water systems.

Significance

While Legionnaire's Disease has been known for many years, recent outbreaks have increased awareness of the disease, its causes and prevention strategies. According to the World Health Organization, since many countries lack appropriate methods of diagnosing the infection or sufficient surveillance systems, the rate of occurrence is unknown. In Europe, Australia and the United States, there are about 10-15 cases detected per million population. In Canada, the average number of reported cases of Legionnaires' disease is generally less than 100 per year. However the actual number of cases is thought to be much higher, as many people with pneumonia may not be tested for infection with Legionella.

Scope

- Provides minimum Legionellosis risk management requirements for the design, construction, commissioning, operation, maintenance, repair, replacement and expansion of new and existing buildings and their associated water systems and components.
- Applies to human-occupied commercial, institutional, multi-unit-residential and industrial buildings, excluding single-family residential buildings. Certain building water systems or parts of building water systems may be exempt only where specifically noted in the standard.

- Intended for use by owners and managers of human-occupied buildings, excluding single-family residential buildings. This standard is also intended for those involved in design, construction, installation, commissioning, operation, maintenance and service of centralized building water systems and components.

Facts

- In August 2015, New York City Council adopted legislation that requires adherence to part of Standard 188. The legislation addresses registration and inspection of cooling towers. It requires owners to create and file a plan to maintain equipment to comply with Sections 5, 6 and 7.2 of the standard. This followed an outbreak due to legionellosis that left at least 12 confirmed dead and more than 120 cases of infection.
- A national voluntary consensus standard developed under the auspices of ASHRAE. Consensus is defined by the American National Standards Institute (ANSI), of which ASHRAE is a member and which has approved this standard as an American National Standard. It is revised through publication of addenda using a continuous maintenance process that includes public review of each proposed addendum.
- Written in code-compatible language, allowing for easier adoption by standards development organizations as well as federal, state and local agencies.