



Shaping Tomorrow's
Built Environment Today

Legionellosis is a pathogen that can exist in building water systems inside the building and outside in locations like water cooling towers. This Disease can and has killed people. Recent outbreaks have increased awareness of the disease, its causes and prevention strategies. ASHRAE Standard 188 Legionellosis: Risk Management for Building Water Systems establish minimum Legionellosis risk management requirements for building water systems. The Standard is written in code language and has been adopted by cities such as New York City. ASHRAE recommends state and local jurisdictions adopt Standard 188 to improve public health.

Significance

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. The actual number of cases is thought to be much higher, as many people with pneumonia may not be tested for infection with Legionella.

Standard 188 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.

ASHRAE Standard 188 is a American ANSI approved standard developed as a consensus standard as defined by the American National Standards Institute (ANSI). It is revised through publication of addenda using a continuous maintenance process that includes public review of each proposed addendum.

For further information please contact your local ASHRAE Government Advocacy Contact listed on the previous page.

*ASHRAE Government Affairs Office | 1828 L Street, NW Suite 810 | Washington, DC 20036 |
Telephone 202-833-1830 | www.ashrae.org/governmentaffairs*