
Key updates found within the August 2018 revision
What is ANSI/ASHRAE 188?

• ANSI = The American National Standards Institute

• ASHRAE = The American Society of Heating, Refrigerating and Air-Conditioning Engineers

• ANSI/ASHRAE 188 is a voluntary consensus Standard, developed over the course of several years, to assist industry and the public with Legionella Risk Minimization requirements for building water systems.

• ASHRAE 188 is applicable to virtually all buildings in the U.S., with the exception of single family residential homes.
ASHRAE 188 was Published in 2015, Why the 2018 Revision?

• “Standard 188 is on a continuous maintenance cycle, which allows it to be updated through the publication of approved addenda. The current schedule anticipates republication of Standard 188, with approved addenda and errata, every third year.”

• Since 188 first came out in 2015, and this is the 3rd year, we now have the 2018 revision.


**ANSI/ASHRAE Standard 188-2018**
(Supersedes ANSI/ASHRAE Standard 188-2015)
Includes ANSI/ASHRAE addenda listed in Annex D
What’s New or Changed in 188-2018?

• Numerous changes to improve usability (so much easier to navigate within; can quickly locate and cite sub-sections).

• Replaces permissive language with enforceable code-intended language, to ease adoption of the standard into codes and regulations.

• Globalizes laboratory accreditations; removes CDC/ELITE requirement.

• Expands terms and definitions throughout the Standard.

• Clarifies Health Care facility requirements.

• Adds an Informative Annex delineating changes and approval dates.

• Contains many other valuable addenda added throughout 2017 – 2018.
How Do I Obtain My Own Copy of this Standard?

- To stay current with this and other ASHRAE Standards and Guidelines, visit:  http://www.ashrae.org/standards

- For more information, or to become a member of ASHRAE, visit:
  
  http://www.ashrae.org

- Because Standard 188 is in continuous maintenance, you need to remain cognizant of various addenda, errata, and interpretations which come out from time to time. Expect the next full revision publication in 2021, as ANSI/ASHRAE 188-2021.

IMPORTANT NOTICES ABOUT THIS STANDARD

To ensure that you have all of the approved addenda, errata, and interpretations for this Standard, visit www.ashrae.org/standards to download them free of charge.

Addenda, errata, and interpretations for ASHRAE Standards and Guidelines are no longer distributed with copies of the Standards and Guidelines. ASHRAE provides these addenda, errata, and interpretations only in electronic form to promote more sustainable use of resources.
ASHRAE 188 Requirements

Building Owner/Manager must take three basic steps:

1. Conduct a **Building Survey** to determine its risk characterization

2. Develop a **Water Management Plan** (WMP) for the building water systems using the risk management principles outlined in the Standard

3. Document the WMP was implemented as planned and controls the hazardous conditions
What If I Need Assistance?

• Chem-Aqua’s Water Risk Management Services Group (WRMG) is here to assist you in developing your own customized ASHRAE 188-2018 WMP

• In addition to comprehensive WMP’s, your Chem-Aqua WRMG can help you with:
   Professional Risk Assessment / Hazard Analysis / Flow Diagrams / Building Surveys
   Independent Third Party Validation, Auditing, & Laboratory Services
   Program Inspections & Certifications (required in NYC & NYS)
   Building Disinfections & Equipment Remediations
   Supplemental Disinfection, Point-Of-Use Filtration
   Management Training & Consultation
   Cooling Tower Only & Device Only WMP’s

Call Chem-Aqua’s WRMG
Toll-free: 1-866-209-3373
Or: 972-438-0232
Frequently Asked Questions (FAQ’s)

• *Legionella* sampling is expensive…, how many samples does ASHRAE 188 require me to take, and how often?

  ✓ None; ASHRAE 188 does **NOT** require environmental (water, soil, air) sampling for the presence of *Legionella*. If you so choose however, you may want to sample to validate your WMP. The choice is entirely yours. (Only NYS/NYC require sampling of certain systems & devices.)

• I already test for *Legionella* and my results typically come back as non-detected. Do I still need a WMP?

  ✓ Sampling does not substitute for implementing the control measures specifically designed to manage the risks encountered during the physical survey, risk assessment, and hazard analysis of your particular building/facility. **Yes**, you still need a WMP.

• Our facility is part of a large corporation which has a Corporate *Legionella* Policy. Will that suffice in meeting the requirements of ASHRAE 188-2018?

  ✓ A ‘Policy’ is not a WMP, chiefly because it lacks the site-specific risk management requirements found in 188. It probably will **NOT** meet the Standard.
• We have already leased (installed) an expensive Supplemental Disinfection system from ‘XYZ Company’. Does this comply with 188?

✓ These systems are addressed in more detail in ASHRAE Guideline 12 (under revision) than in Standard 188. However, if the system was installed in order to help you to maintain a control limit found within your 188 WMP, then: yes, it complies with Standard 188. If however, you are using Supplemental Disinfection not explained in sufficient detail within your WMP, or if you don’t even have a WMP, then: no, it doesn’t comply with 188.

• We are a CMS accredited healthcare facility. We know ASHRAE doesn’t require us to environmentally sample our water for Legionella but does CMS S&C 17-30 Directive require us to?

✓ No, it does not, and the 7/6/2018 revision so states.

• We are a condominium association, and we don’t have a Cooling Tower or Ornamental Fountains on the premises. Do we require a Water Management Plan?

✓ According to ASHRAE 188, you need to physically survey your condominium, and determine your association’s specific risks and needs. If your building includes multiple housing units with one or more centralized potable water heater systems, you do require a WMP.
What Should I Do Next?

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Toll-free: 1-866-209-3373

Or: 972-438-0232
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