Fitwel
Legionella Water Management Plan
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A qualifying legionella water management Plan must include all of the following:

☐ Establish a multidisciplinary water management program team that includes representatives from the following groups:
  • building owner/management team
  • technical experts

☐ Describe the building water system in graphic and written form, outlining the following:
  • Process Flow Diagram (simple one page diagram)
    • connections to external water sources
    • distribution system for drinking water supply, including the following:
      ◦ receiving
      ◦ cold water distribution
      ◦ heating methods
      ◦ hot water distribution
      ◦ waste (water to drain or sewer)
    • location of hot tubs, water heaters or boilers, and cooling tubs
  • Written Water Use Descriptions
    • short descriptions of how the water is processed and flows through the building to the point of distribution at fixture locations

☐ Identify areas susceptible to Legionella growth & spread, due to the following conditions:
  • temperature (77-108°F, 25-42°C)
  • stagnation or reduction in use
  • no or reduced use of disinfectant

☐ Determine hazard control measures that can be applied to reduce risk of Legionella contamination, such as the following:
  • flushing protocol with frequency (daily/weekly/monthly) and duration (minutes)
  • maintaining water heaters at appropriate temperatures
  • continuously maintaining and monitoring disinfectant and chemical levels

☐ Determine how control measures can be regularly monitored through strategies, such as the following:
  • visual inspections
  • flushing water system following extended closures or significant decreases in occupancy
• checking disinfectant levels
• checking temperatures

☐ Establish interventions and/or contingency responses (predetermined corrective actions) to bring control measures out of range or above limits back into range, such as the following:
  • set water heater to at least 140°F or 60°C
  • adding disinfectant
  • flush fixture for 3 minutes when oxidant levels are low

☐ Develop procedures to confirm the water management program is operational throughout the building water system
  • verification: confirm that program is being implemented as designed (e.g. keeping records that WMP team did what they said they would do)
  • validation: confirm program has been implemented as designed and is effectively controlling legionella throughout the building water system through the following:
    • testing for legionella following any extended building closure (2 weeks or more) or significant reduction in occupancy
    • performing test(s) to determine if the water system is operating safely and if legionella results are outside healthy range/limits determine how to respond to bring water quality back into range/limit

☐ Document water management activities and inform building occupants about issues with drinking water quality and steps to take to prevent legionella growth.

☐ Inform tenants of how to prevent legionella by implementing the following, for multi-tenant commercial and residential buildings:
  • direct tenants to implement the following legionella prevention protocols if they vacate space for more than 2 weeks:
    • turn off water supply before leaving for an extended period
    • upon return, flush plumbing by turning on all water faucets and let run for a few minutes until water feels colder than when first turned on.
  • share tenant communication through at least one of the following methods:
    • a digital platform, such as a website, digital application, or display screen in common areas.
    • communication material, such as notification emails or newsletters.
    • in either relevant leases or a tenant manual (for multi-tenant commercial and residential buildings, only).