VIRAL RESPONSE MODULE 2020-2021

AUGUST 2020

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).