

Dear Clients:

Object: Condominium administrators must check the quality of the water also to avoid cases of legionella

Since April, due to the high temperatures and wear of Italian water pipes, many cases of legionnaires' disease have been ascertained by the National Institute of Health (ISS)

As established by the Legislative Decree 18/2023, condominium administrators are obliged to verify the quality of the supplied water.

Up to the meter owned by the utility company, the responsibility lies with the entity that manages the water service, but beyond that point the responsibility may lie with the owner of the individual property or with the condominium administrator for common pipes.

Decree no. 18/2023 emphasizes that the manager of internal water distribution is the condominium administrator, responsible for the internal drinking water distribution system, located between the point of delivery and the point of use of the water, i.e. the outlet point of water intended for human consumption, from which water can be drawn or used directly, generally identified in the tap.

The administrator shall carry out a risk assessment and management of the water distribution systems within the priority facilities (identified in Annex VIII, especially with reference to the parameters listed in Annex I, Part D).

In addition, it is required to take the necessary preventive and corrective measures, proportionate to the risk, to restore water quality in cases where there is evidence of a risk to human health from these systems.

The law does not specify how often it will be necessary to carry out the analyses, but it is certain that the costs will be borne by the condominiums, creating problems where it is already difficult to pay ordinary expenses.

It is suggested, in the presence of the bacterium, to immediately warn the condominiums and make a double check to confirm the results.

In the event the presence of legionella is detected, the condominium administrator will have to take action to eliminate the bacterium and to make the water quality optimal.

October 22 2024

Dr. Angelo Pisciotta



Studio Pisciotta

C.F. PSCNGL74H27G273R

P.I. 04848330827

pecstudiopisciotta@studiopisciotta.it

studiopisciotta@studiopisciotta.com

www.studiopisciotta.com

Sede di Marsala Via Sibilla, 5 - +39 0923 952388

Sede di Palermo Via Stefano Turr, 38 - +39 091 6090036

Sede di Roma Via C. Colombo, 456 - +39 06 5817225

Sede di Reggio Calabria Via Sant'Anna, 4 - +39 0965 24582