

Spring Canyon Water and Sanitation District

Phone: (970)226-5605

Water pressure check

Charge \$25

The fee for performing a customer requested pressure check at the resident's property as an aid in determining the need for further private plumbing services.

As district employees are not licensed plumbers, the district can provide only a pressure test on the house side of the PRV. This will determine the static pressure, which is present at the time of the test, within the customer's plumbing system. The test can usually be performed at an exterior hose bib. This pressure check may help you to determine if additional investigation by a qualified plumber is needed.

Background:

Due to the topography within the district's service area, high main-line pressures are required in much of the water distribution system. **The plumbing code requires that an individual pressure regulating valve (PRV) be installed in the service equipment of the majority of homes serviced by the district.** These PRVs are generally located outside the home in the water meter pit for easy access and maximum possible protection of the customer's water service line. However, PRVs are sometimes located inside the home or structure.

Generally PRVs have a useful life of from ten to twenty years. Failure of the PRV can cause unusually high or low pressure.

Symptoms of Pressure Regulating Valve (PRV) failure are:

- when the tap is first opened after a period of non-use, a surge of water pressure followed by a rapid drop off in pressure;
- periodic or continuous leakage from the pressure relief valve located on the hot water heater;
- rupture of plumbing or leakage from plumbing fittings;
- frequent failure of solenoid valves contained in dishwashers and clothes washing machines;

Other conditions that may cause some of the same symptoms as a failed PRV include:

- high temperature settings at the hot water heater;
- malfunctioning water heater controls or heating elements.

These can cause a condition known as "thermal expansion". It may be necessary for a qualified plumber to perform a more extensive investigation of the household plumbing equipment, hot water heater operation and water usage patterns to correctly diagnose thermal expansion problems vs failure of the PRV.

Thermal expansion problems can often be moderated by the installation of a correctly sized thermal expansion tank within the household plumbing system.

These services can be provided by a qualified plumber.

Pressure problems may sometimes be corrected by adjustment of the PRVs settings.

The district is not responsible for the operation, adjustment or replacement of the customer's individual PRV. Due to the complexity of and liability associated with diagnosing individual pressure and/or thermal expansion problems the district cannot perform these diagnostics or perform repairs on the customer's plumbing.

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