

Water Pressure – Pressure Reducing Valve (PRV)

Did you know that any water pressure over 80 psi (pound per square inch) can cause damage to your plumbing system and possibly void any and all home warranties on the plumbing fixtures in your house? Did you also know that the regulation of a home's water service pressure is the home owner's responsibility and not the responsibility of the water provider? Since these valves are installed and maintained by the property owner, unfortunately the City Water Department would not know where your PRV is located. However, these units are usually located near your homes water meter box or just inside your home after the water service enters it.

Most frequently asked questions about water pressure:

Q: Where can I purchase a PRV?

A: PRV's can be purchased at any plumbing or building supply store. It is highly recommended that at this time you purchase a pressure gauge since you will need to use this at least annually to check the PRV to ensure it is functioning properly.

Q: What is the recommended water pressure that my PRV should be set at?

A: Your PRV should be set to 60 psi (pounds per square inch) on your property. Since most PRV's are pre-set by the specific manufacturer, you should refer to the user manual for any adjustments that may be needed after installation.

Q: Who can I get to install the PRV after I have purchased it?

A: You can either install it yourself or hire a plumber to do it for you.

Q: How often should I check and/or replace my PRV?

A: The City Water Department recommends you check your PRV annually and replace as needed.

Common signs that your PRV is failing and needs to be replaced:

- Sudden loss of water pressure
- Unexplained loss of water flow
- Water pressure surges
- Discharge of temperature/pressure relief valve on your water heater
- Shower valve or faucets leaking even after repair or soon after replacement
- Water shut off valves under fixtures leaking or even being "blown off" the pipe
- Water heater tank failures
- "Banging" of water pipes within the walls of your home after the water is shut off suddenly

If you think you might have any of the above signs, we recommend contacting a certified plumber to assess the status of your PRV and replace it if necessary.

Typical Residential Pressure Reducing Valve

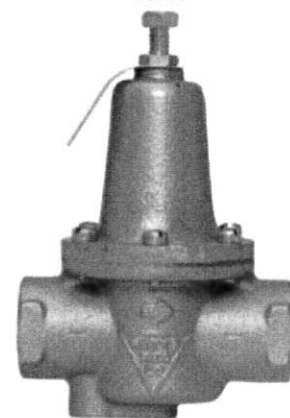


Photo taken from WATTS water technologies (www.watts.com)