

EAST DILLON WATER DISTRICT

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WATER SYSTEM 101 The water in your home is usually taken for granted – until it is not available. The District provided information during the recent drought regarding conserving water so that our source supply remained strong. This quarter we are providing information to homeowners regarding some of the components of the water system in your home and answers to frequently asked questions. The information is written for a single family home, but much of it is applicable to multi-unit properties.

System Overview The East Dillon Water District maintains miles of main line water pipes generally under the public roadways. Most of these pipes are approximately 9 feet underground. Each home has a service line connection to the main line. The service line is “tapped” into the main line and runs to your property line. At that point there is a curb stop which is a valve that allows a special tool called a key to access the buried valve to shut the service line off. In most of the newer subdivisions this portion of the service line is installed during the construction of the water main lines. From the valve the service line continues into your home. Most service lines are rolled copper pipe. District regulations require the copper pipe to be continuous without splices or connections from the curb stop to the inside of your home. Service lines are a minimum of seven feet underground and are located deeper under hard surfaces. This is a protection against the line freezing. Inside your home the typical service line installation has a shutoff valve, PRV, water meter and a second shut off valve. The service line installation is done by an excavator during the construction of the home. The installation of the shutoff valves, PRV and water meter is done by a plumber. The District inspects the installation prior to the sign off on the home. The homeowner is responsible for the installation and maintenance of the service line from the main line connection. The only exception is the water meter is owned by the District. Problems with service lines are rare, but if there is a problem they can be expensive to fix or replace.

Curb Stop The curb stop is a buried valve located at your property line. Usually there is an iron pipe to the surface that allows access to the shutoff valve. Problems with the plumbing or valves inside of your home can sometimes result in this valve being the only access to shut water service off to your home in an emergency. Many times during landscaping of the home, the curb stop access is buried or damaged. The cover lid can also be damaged allowing debris to block access to the valve. Locating and marking your curb stop on your property line can save time and money during an emergency when your water needs to be shutoff.

PRV (pressure reducing valve)

The pressure reducing valve (PRV) is a protection to the plumbing in your home. In most areas of the District the normal water pressure is higher than household plumbing should be exposed to over a long period of time. Most PRV's set the pressure at 55 PSI. Some have small adjustment ranges. Even the homes in the few areas of the District with limited water pressure need a PRV to protect against water surges that can originate from fire hydrant use or unanticipated water flow changes. The PRV can fail in your home and most of the problems with household water pressure reported to the District are due to a faulty PRV. Most of the failures are gradual and usually first are noticed by limited water availability when more than one water device is in use. Some PRV failures result in all water to the home being cutoff. Your plumber can check and replace a PRV. You can contact the District if you have additional questions regarding the PRV and its replacement.

Water Pressure The District has two water storage tanks with a combined capacity of 2.5 million gallons of water located at the top of Snowberry and near the entrance to the Summit County Landfill. The locations of the tanks provide the pressure to serve the District. The water pressure in the District is the same this year as it was twenty years ago. Increased construction, usage and weather conditions do not have any effect on the water pressure. Most of the users served by the East Dillon Water District have excess pressure to their homes that is controlled by a pressure reducing valve (PRV) that is discussed in more detail elsewhere in this newsletter. Users who live near the elevation of the water tanks have limited pressure – these areas are upper Snowberry, the Keystone West Ranch and the upper portion of Meadow Wood. The design of the plumbing system in your home, the sizing of the pipe, the number of fixtures and occupancy level can all influence the pressure. Modern fixtures with water saving features that we recommend to be installed in all homes can also give the perception of limited pressure.