



# What's Causing Your High/Low Water Pressure Issues?

## Ask this first: Is it a water FLOW or a water PRESSURE problem?

Most water pressure issues result from either **restriction of water flow** (usually a pipe problem) or a **failed water pressure reducing device** (commonly called a PRV/pressure reducing valve).

**FLOW RESTRICTION PROBLEM:** Water flow may surge when first turned on, then suddenly reduce.

### Two ways to address:

- 1 **Check all valves** on your plumbing system—are they fully open?
- 2 Do you have **galvanized plumbing** (common in homes built before 1970)? You may have internal pipe buildup from corrosion.

**Telltale signs of corrosion:** water may have a *yellowish tinge*, or *faucet screens may contain grit*.

**Recommended solution for corroded pipes:** replace aging pipes with newer materials.



Corrosion buildup in galvanized plumbing can severely inhibit water flow.

**PRESSURE PROBLEMS** are marked by a *sudden, dramatic change* in pressure *throughout your home*. A **failed pressure-reducing device (PRV)**, is usually the issue.

### ► What is a PRV and why do I have one?

PRV's are devices installed on your plumbing system to protect your pipes, appliances and fixtures from excessive wear and damage.

**Any home receiving water pressure of 80 psi or greater should have a PRV** per the Uniform Plumbing Code. They are typically installed at the time of the home's construction.

**Don't know the water pressure supplied to you?** Please call us at (425) 398-4403 or email [dispatch@nud.net](mailto:dispatch@nud.net).

### ► Where is my PRV located?

PRV's are part of your home's plumbing system and are your property. Builders often install PRV's on the water line within several feet of the water meter, or within the garage/utility room, often located near the water tank. In some newer construction, they are installed just before the hot water tank on the cold water supply line.

A PRV can be purchased at any home improvement or hardware store for under \$100.



PRVs are commonly installed either near your water meter or water tank (pictured above)

## How do you know if your pressure issue is due to a PRV failure?

**TAKE A PRESSURE READING** at an outside hose bib. *Not sure how? We can help—contact (425) 398-4403 or [dispatch@nud.net](mailto:dispatch@nud.net).*

Is the pressure similar to what is supplied to you?

AND

Has the water pressure changed **throughout** your home?

**YOU MOST LIKELY HAVE A NON-FUNCTIONING PRV.**

## Who is responsible to install, maintain and/or repair the PRV?

The homeowner is responsible for all issues pertaining to their home infrastructure, including PRVs.

## FAQ: WHY CAN'T NUD JUST ADJUST PRESSURE TO FIX THE PROBLEM?

### ▶ SOME BACKGROUND ABOUT PRESSURES

The District is divided into 23 pressure zones—engineered areas defined by topography. Pressures in these zones are relatively constant, with only minor variations of 5-8psi (*pounds per square inch*).

### ▶ ELEVATION DETERMINES PRESSURE

The height, or elevation, of water relative to a home's location is the main factor in what level of pressure is provided. This is why homes at higher elevations have lower pressures than homes at lower elevations.

### ▶ WE REGULATE PRESSURE TO ZONES, NOT HOMES

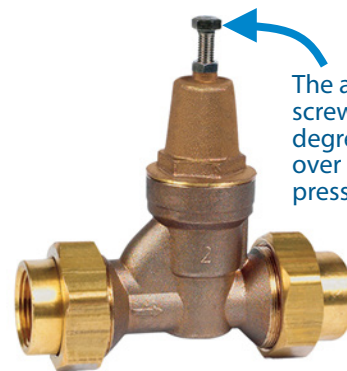
Unfortunately, pressures cannot be adjusted without impacting all residences within a zone.

For homes receiving pressures above 80psi, the Uniform Plumbing Code requires a private PRV to regulate home pressure. Pressure problems are often the result of failed PRVs.

## To fix the PRV problem: TRY ADJUSTING FIRST

Most PRV's have an adjustment screw located on the top of the device. When the screw is turned clockwise, it increases pressure. Turning the screw counter-clockwise lowers the pressure.

If the pressure does not change while making adjustments then there is a good chance your PRV has failed and needs repairs.



The adjustment screw gives some degree of control over home water pressure levels

## If you need to install a PRV or fix a failed PRV:

### 1 HIRE A PROFESSIONAL

A plumber or licensed contractor can install, replace, or repair it for you. We advise getting a minimum of three bids; a good plumber or general contractor will provide you a free estimate.

### 2 THE DIY APPROACH

A standard PRV can be purchased for less than \$100 at most home improvement stores. There are plenty of online resources on how to install or repair PRVs. **Visit [www.nud.net](http://www.nud.net) for info and links we've compiled.**

## Still have questions about your pressure issues?

Contact us at (425) 398-4403 or [dispatch@nud.net](mailto:dispatch@nud.net). We can arrange to have a crew member meet with you to take a pressure reading and help troubleshoot the issue further.