



Lake Alpine Water Company

October 21, 2011

During a recent cleaning and inspection of the Clearwell Tank at the plant, we had to deliver water to all customers from only the Spring Tank and Bloods Ridge Tank. During this period, some customers experienced high pressure and water hammer. Following up on this incident, LAWC investigated usual pressures through the system.

What is the water pressure?

As directed by the CPUC, LAWC will endeavor to maintain normal operating pressures of not less than 40 pounds per square inch (psi) nor more than 125 psi at the service connection, except that during periods of hourly maximum demand the pressure at the time of peak seasonal loads may not be less than 30 psi and that during periods of hourly minimum demand the pressure may not be more than 150 psi. Ideally, pressure should be 40- 80 psi in your home. In new construction, a Pressure Regulating Valve (PRV) is required if the pressure is over 80 psi.

The pressure for your property will depend on its physical relation to the water supply tanks. The three tanks are located on top of Bloods Ridge, above Spring Cliff Road and at the bottom of the dam. The lower your home is located downhill from a tank, the higher the pressure (approximately $\frac{1}{2}$ psi per foot).

Based on pressure readings gathered from all 50 hydrants in the LAWC system, 3 areas appear to have water pressure over 100 psi; along Bloods Ridge Road between the west end of Snowshoe Road and the private drive up to lot 266; Lower Granite Vista; and the Schimke Road loop.

Changes in the neighborhood's population can also lead to increased water pressure. These definitely occur in Bear Valley if you compare February or August high use to May or October low use. Pressures could be higher in those low occupancy months.

What's wrong with high water pressure?

In your home's plumbing system, high water pressure can do damage by eroding the insides of pipes, joints and appliances. It's a lot like the effect high blood pressure has on your body, adding stress to a system. The damage high water pressure does to the plumbing system in your home can lead to leaking water heaters, dripping faucets, and reduced life expectancies for appliances.



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Do you have high water pressure?

The only way to know for sure is a pressure test. But, you may also notice symptoms of high pressure:

- "clanging" or "rattling" pipes may occur when a faucet, dishwasher or washing machine shuts off. This is caused by a high-pressure water hammer.
- water heater pressure relief valve malfunctions.
- a whistling sound coming through the pipes in your home when you turn on the sink or shower, or when the toilet tank just begins to fill.
- reoccurring leaks.

What can you do about it?

Have a plumbing technician check your water pressure. If pressure is high, they should install a pressure regulating valve (PRV). The PRV should be installed as close to the house main valve as possible to protect the whole home and to protect the PRV from freezing when you are away. A PRV ranges in price from \$40-60. The life expectancy of a water pressure regulator is most commonly in the range of 10 to 15 years.

How will a PRV help?

The PRV will regulate the water pressure in your home, providing a consistent and lower pressure. Installing a PRV can reduce water consumption by 1/3, which means you'll preserve your home's plumbing fixtures and pipes, and lower your water and water heating bills. Correcting high water pressure means adding life to your home and saving money on utility bills.

How do I find a plumber?

You may have a favorite already. Mike Page 753-6124, Robby Christie 753-2005 and Gold Star Plumbing 728-3210 do work in Bear Valley.

I hope you find this information helpful. Please feel free to ask any questions.

Sincerely-Kimi Johnson
General Manager, LAWC