

Too Much Pressure?

Replacing Failing Regulator May Be the Answer

608.2 Excessive Water Pressure.

Where local static water pressure is in excess of 80 pounds per square inch, an approved type pressure regulator preceded by an adequate strainer shall be installed and the static pressure reduced to 80 pounds per square inch or less.

So states the 2001 California Plumbing Code, which is based on the 2000 Universal Plumbing Code (UPC). In the 1970s, due to the failure of interior fixtures at higher pressures, the UPC began enforcing an 80 psi maximum water pressure within a structure. To meet this code requirement, a pressure regulator is installed on the customer side of the affected water service, somewhere between the meter and



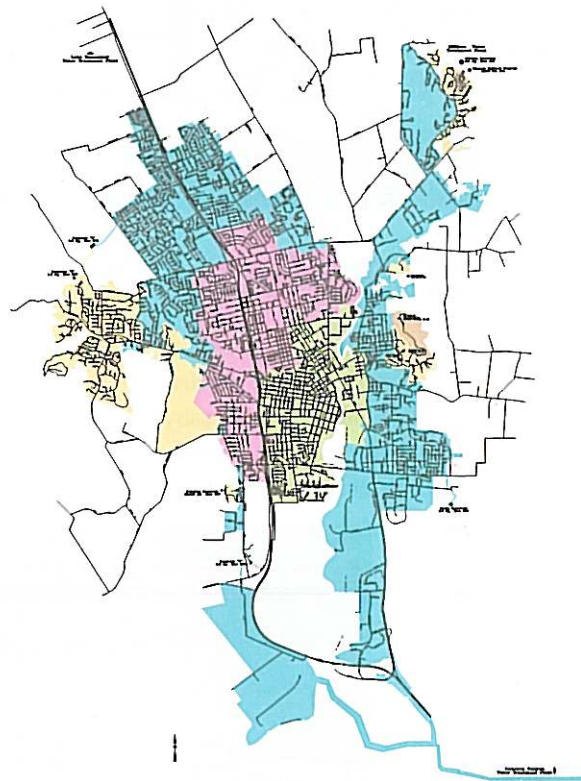
Older pressure regulator

the feed into the structure. It is maintained by the customer and is typically found by the hose bibb and main valve at the front of a house.

The City has recently noticed that regulators installed 20 to 30 years ago seem to be approaching the end of

their useful life. Many are starting to fail. Symptoms vary, but often include sudden extreme high pressure, sudden extreme low pressure, and quick pressure fluctuations that produce a “rattling” effect. High pressure inside a house can result in dripping faucets, a leaking water heater, and it can damage appliances if not remedied.

While the Water Division encourages customers to **call 257-9521 with service concerns**, those with the symptoms described above should first check to see if they have a pressure regulator. **Properties in the City’s high pressure zones are the most likely to have the devices (blue, yellow, and tan areas on the map at right).** If the problems are due to a failing pressure regulator, a new regulator can be purchased at a local hardware store and installed by the property owner or a plumber. If you are not certain whether you have



Color map differentiates the City of Napa’s water pressure zones. Some buildings located in the **blue, yellow, and tan areas** have pressure regulators due to the potential for high system pressure.

a regulator, you may be interested in a free **Water-Wise Home Survey**. A City water specialist will visit your site and check for leaks, pressure issues, and water-saving opportunities. Call **257-9497** to schedule this service.

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