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 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 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.

Free Water-Wise Landscaping Workshops
Want to change your landscape so that it requires less irrigation water? The City of Napa will help you learn how, as the Summer 2006 Water-Wise Landscaping Workshop Series concludes with:

**Water-Wise Site Preparation**
Monday, August 28
6:30 to 8:30 pm
Pelusi Building, Kennedy Park

After reviewing 8 basic principles of water-wise landscaping, Master Gardener experts demonstrate the importance of soils, amendments, mulching, and proper plant grouping.

**Selecting Water-Wise Plants**
Wednesday, September 27
6:30 to 8:30 pm
Pelusi Building, Kennedy Park

Our final workshop is a display of beautiful water-wise plants and gardens. Local landscape architect Bill Snowden shows that “drought-tolerant” does not mean boring.

CALL 257-9309 TO RESERVE YOUR SPACE!

Web Watch
JULY SMART IRRIGATION MONTH

Be water-smart every month at the Irrigation Association’s
www.smartirrigationmonth.org

This new web site provides tips about smart practices and new technology that will help you apply just enough water only when necessary, resulting in a healthier lawn and landscape.