



IMPORTANT NAMES AND NUMBERS

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PLUMBING SPECIAL INSERT

Read this and provide to plumbers BEFORE working on plumbing

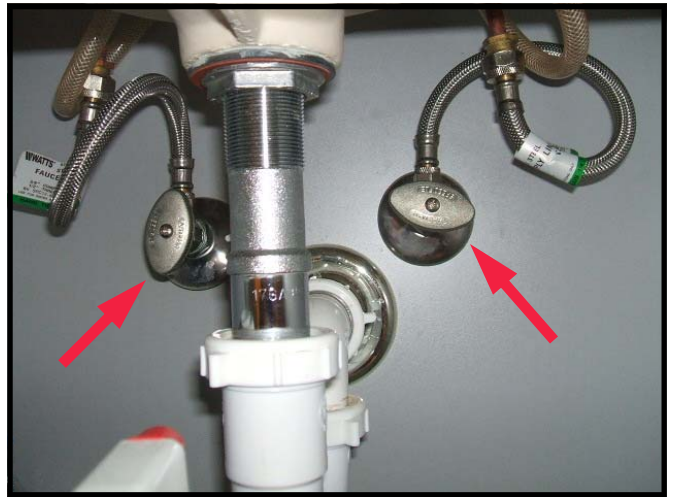
A very important issue has arisen that all apartment owners and occupants need to be aware of. The issue is one of aging plumbing inside the apartments. With increasing frequency we have experienced pipes breaking or leaking. This

insert is provided to assist apartment owners and occupants to prevent accidents. Please keep it in a handy location and provide it to your service personnel BEFORE they being work.

The pipes that break are the PVC (plastic) pipes behind the angle stop valves in the bathrooms. The plumbing parts that leak are the fire sprinkler head fittings.

Within the last few years, on too many occasions, a homeowner or contractor working for an apartment owner, has broken a pipe. This occurs accidentally. There have been no occurrences of the pipes breaking suddenly unless they are being manipulated by an owner or contractor. When they are broken, the consequence can be disastrous. Water comes out quite violently and under high pressure. If the water is not turned off immediately, serious water damage will occur to your apartment and the neighbors below.

The photos to the right illustrate the locations of the pipes that can break. This can occur when an owner or contractor tries to close the angle stop valve to isolate the water supply to make a repair or replacement. These valves are rarely, if ever, exercised. If they are not exercised, they become stuck. If it is stuck, when too much pressure is applied to the handle trying to close the valve for the first time in many years, the pipe behind the valve can break. Never force the valve handle. If it doesn't turn easily with slight pressure, be sure to hold the base of it with the other hand or a tool. It is always best to isolate your main water supply BEFORE attempting to close the angle stops or make repairs.



These valves need to be exercised. The plastic pipe is behind the valve inside the wall. If the valve handle does not turn easily, the plastic can break.



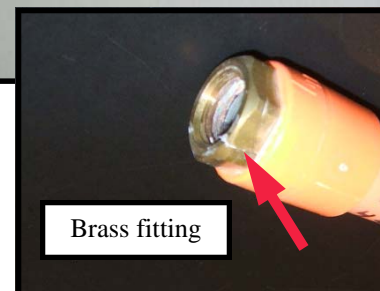
The most important thing to know if a pipe breaks is the location of the main water supply shutoff valve to your apartment fixtures. In most apartments (apartment types 1 thru 9), an access panel like the one shown to the right, is located in one of the bathroom ceilings (occasionally it may be in the ceiling of the washer/dryer closet). In apartment types 10 and 11, access panels and valves are located in each bathroom. You need a common tipped screwdriver to open the access panel. Once the panel is opened, you may need a step stool to reach inside and turn the valve handle to close the water supply. These valves isolate the water supply to all the bathroom fixtures. They do NOT isolate the kitchen, the refrigerator ice maker, or the washer/dryer water supply.



The kitchen, ice maker and washer/dryer can be isolated by informing security, maintenance or management. The shutoff valves for these fixtures are located up in the ceilings of the common area hallways at floors 6, 16, 26, 36 and 44. Turning these off stops water in ten apartments below these floors. It is best that building staff is called to perform the task of closing the valves BEFORE work is performed. The internal apartment kitchen sink, ice maker and washer/dryer water supply lines are made out of copper and are not likely to break.



The pipes that can develop leaks are the sprinkler head fittings. The sprinkler head itself does not leak, rather it is the brass seat the sprinkler head fits into that develops a crack. The photos at the right illustrates a typical sprinkler head. The photo below it illustrates where the leaks typically develop. This fitting is just inside the wall. We have approximately 4,000 sprinkler heads in Hawaiki. In the past fifteen years thirty five (35) fittings have developed leaks. Of the thirty five (35), twenty eight (28) were located in a an apartment. It cannot be over-emphasized how important it is for absentee homeowners to have an agent check on their apartment frequently. If someone is living in the apartment, it is likely the leak will be discovered quickly before much damage occurs. These types of leaks occur very slowly. It is usually not more than a few drops per minute. BUT, if an apartment is left for months without someone checking on it and the leak continues, the water damage can be very extensive.



Our insurance policy does not cover water leaks that continue for more than fourteen (14) days or are the result of an owner or contractor breaking a pipe while performing maintenance. This is another reason why it is so important that EACH apartment owner purchase their own insurance. When these types of leaks occur, not only does the building sustain damage, personal property can be damaged too. The Association's insurance policy does not cover damage to personal property.

