

Pressure Regulators

What is a Pressure Regulator?

A pressure regulator or pressure reducing valve (PRV) is a plumbing appurtenance located on the customer's side of the water meter and is designed to reduce the pressure coming from the District's water main down to a safe level for the interior plumbing of your home. This means it is the customer's responsibility to maintain or replace the PRV when required.

Like all plumbing fixtures and valves PRVs will eventually go bad and require maintenance or replacement (usually between five (5) and ten (10) years). It is a good idea to check the water pressure at your home at least once a year to ensure the PRV is working effectively. A faulty or bad PRV can cause many plumbing problems for the average homeowner.

The following are a few examples:

- Too much pressure can cause toilets to run, faucets to drip, water hammers to occur in the walls, and in extreme cases pipes to burst which could flood your home.
- Less pressure or no pressure. This is also a sign of a leak however, if the meter doesn't indicate a leak then it could be the PRV needs to be replaced.

Pressure Regulator/PRV shown:



How does the PRV work?

PRVs have an adjustable spring-loaded diaphragm in a valve body which is installed inline on the customer's service line. Water from the District's water main goes through the meter and into the PRV which constricts the water flow to a reduced pressure. You can use the adjustment screw located on top of the PRV in order to raise or lower the pressure when needed. Most plumbers and plumbing fixture manufacturers recommend the pressure to be around 60 – 70 psi.

Adjusting the pressure: Tools required – Flat head screwdriver, Crescent Wrench, and a Pressure Gauge

1. Place pressure gauge on an outside faucet and have water turned on
2. Locate the PRV
3. Loosen the set nut (if equipped)
4. To raise the pressure, turn the adjustment screw clockwise (tighten) check pressure gauge periodically.
5. To lower the pressure, turn the adjustment screw counter-clockwise (loosen) check pressure gauge periodically.
6. Once desired pressure is reached tighten set nut (if equipped)

Note: When adjusting the pressure if it doesn't appear to be raising or lowering according to the pressure gauge. You may need to replace the PRV. As this is a good indicator of a failing PRV.

Determining if a PRV is needed: To determine if a PRV is needed at your location simply check the water pressure of your home. More than likely this has already been done by a plumber when the home was built. The majority of the District's customers have PRVs installed since, the pressure of the water mains throughout the District is above 100psi.