

Business hours: 8:00 a.m. – 5:00 p.m.



Doug Caffey, General Manager

YANCEY WATER SUPPLY CORPORATION

THERMAL PRESSURE DUE TO HOT WATER HEATERS

Yancey Water Supply Corporation installs dual check valves on all meter installations to prevent backflow of water from the customer's side of the meter back in to the Yancey Water Supply Corporation's water mains for health and safety reasons. This also prevents electric water heaters from draining and burning up heating elements. Installation of the dual check valve **does** create a **closed system on the customer side of the water meter**. If you are building a new home or doing renovations be sure your plumber **is aware** that you have a closed system. Hot water heaters can create **dangerously** high-pressure due to thermal pressure.

You have several options to guard against this becoming a hazard.

- 1) Make sure your hot water heater is equipped with a **T&P valve**. (Temperature and Pressure Valve). **Never plug a leaking T&P valve**. **T&P valves** should be vented to a drain or vented through the wall. **T&P valves need to be periodically checked.**
- 2) Install a ballcock with built in relief valve in the toilet tank furthest from the hot water heater.
- 3) Install a **hose bibb relief valve** on an outside hose bibb.
- 4) Install an auxiliary (Bleeder) **pressure relief valve** for thermal expansion relief.
- 5) Install a potable water expansion tank on the cold-water inlet **before the hot water heater**.

Yancey Water Supply Corporation does install a pressure reducing valve on most of its connections at the meter. These valves are just like any other part, they can wear out. For this reason Yancey Water Supply Corporation recommends that the member install a second pressure reducing valve on their lines. If at any time you are having pressure issues please contact the office for assistance, do not attempt to adjust pressure.

Discuss the above options with your plumber.

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