PLUMBING POLICY

FROM: CityView Management
DATE: April 26, 2016 / REV: August 2, 2021 / REV: January 1, 2022

The following guidelines are intended as architectural controls when a unit owner is in need of replacing any plumbing fixture inside the unit. All work must be approved by the Architectural Control Committee or the Board of Directors prior to any changes or alterations of the kitchen or bathroom.

KITCHEN SINK

Water Supply Line must be braided stainless steel hoses with metal tips
Hot/Cold Valves must be commercial grade. The Association is requiring McGuire for uniformity, they can be purchased from CityView maintenance.
Sink drain – minimum 17-gauge chrome trap
Trap – with required trap adaptor must be sealed into building copper via solder and cannot be rubber or plastic couplings
Instant Hot – is allowed as long as it is installed using manufacturer's recommendations by a license plumber.
Filter Systems – are allowed as long as it is installed using manufacturer's recommendations by a license plumber.

GARBAGE DISPOSAL

Must make sure there is the proper arc for dishwasher drain to garbage disposal
Electrical tie into garbage disposal must be per installation requirements of Garbage Disposal

DISHWASHER

Water Supply Line must be braided stainless steel hoses with metal tips
Drain Line – can use the manufacture supply line
Hot Supply Line Valve – must be moved from behind the dishwasher to **under the sink**. A commercial grade valves must be used, The Association is requiring McGuire for uniformity, they can be purchased from CityView maintenance.
The old valve behind the dishwasher needs to be capped off and valve must be removed.
Recommendation – put a water alarm underneath where you will be able to access to change batteries

REFRIGERATOR - ICEMAKER

Copper water line with brass fittings
Shut off valve required where you can reach the valve in case of a leak
Saddle valves are not acceptable

BATHROOM SINK

Water Supply Line must be braided stainless steel hoses with metal tips.
Hot/Cold Valves must be commercial grade. The Association is requiring McGuire for uniformity, they can be purchased from CityView maintenance.
Sink drain – minimum 17-gauge chrome trap
Trap – with required trap adaptor must be sealed into building copper via solder and cannot be rubber or plastic couplings

TOILETS

Water Supply line must be braided stainless steel hoses with metal tips
Hot/Cold Valves must be commercial grade. The Association is requiring McGuire for uniformity, they can be purchased from CityView maintenance.
Wax Ring – prefer rubber with collar, but can use wax with collar

TUBS/SHOWERS

Faucet – Commercial Grade
Diverter – anti-scald and needs to have controlled shut offs at the valve
Tub and Shower Drain Line – must be repaired or replaced from the unit below, so that the connection and seal can be completed correctly and ensures that the unit below does not get leaked upon. Notice must be given to the Unit Owner for access and an agreement should be made with each owner and the plumber doing the work.

> The governing documents allow this access with notice in Section 21 Easements (d) Utilities – It shall be the obligation of the benefited Owner to maintain, replace and repair any pipe, line, conduit, duct or wire, is located within the boundaries of a Unit of another Owner. In such circumstance, the benefited Owner shall repair all incidental damage to any Unit resulting from performance of any such work. All Unit Owners hereby covenant and agree that as finish levels can have varying degrees, such repairs will be complete only to the extent of being "paint ready".

WASHING AND DRYER MACHINES

Must have approval from the Board of Directors
Anti-burst hoses – metal braided stainless steel with metal tips, can be purchased from CityView maintenance
Hot/Cold Valves must be commercial grade.
Where water is to drain – must be approved
Must be a vent less dryer
Electric for Dryer – should meet the manufacturer electrical requirements
Heavy Plastic Pan – under the washing machine with required water monitor device

If you are having a water shutdown for any reason in your kitchen or bathroom, it is required to have all non-commercial valves replaced with commercial grade (McGuire) valves replaced in that room during the water shutdown.

I agree to the plumbing policy above: _____
Unit Owner

_____
Plumber Plumbers License # _____

This information above is a guideline. Please consult your general contractor for more specific information. Contractors are encouraged to speak with the building' management and engineering prior to the approval process. Written approval from the Board of Directors or Architectural Control Committee must be obtained prior to any work starting.