



# Backflow Device Installation

The District of Central Saanich Engineering and Public Works Department will soon be installing a backflow device (dual check valve) at the water meter box at your property line. This dual check valve will prevent any possible contamination of the municipal water system.

## **What does this mean for my plumbing system?**

Your water supply system will now become a “closed” system. This means that any pressure build-up in your water system can no longer be released back into the District’s water system,

## **What are possible signs of pressure problems in my home?**

Possible issues which may arise are:

**Water hammering** - *a build-up of pressure in a length of horizontal or vertical pipe which occurs when a valve or faucet is closed suddenly;*

**Leaky faucets;** or,

**Relief valve at the hot water tank may release excess pressure build-up** - *water or steam may be released from the T&P valve.*

## **What should be done if this occurs?**

### **Contact a qualified licenced plumber!**

The BC Building Code gives some guidance with the following possible solutions.

**Thermal expansion** - *to accommodate the increase in pressure caused by thermal expansion within a closed water distribution system, one of the following should be installed*

- *a suitable sized diaphragm expansion tank; or,*
- *an auxiliary thermal expansion relief valve.*

**Water hammer** - *means of preventing water hammer should be installed wherever there are valves or faucets, particularly where they are at the end of long lengths of pipe. This may be done by installing either water hammer arresters which are manufactured for the purpose or air chambers installed vertically that are fabricated from pieces of piping with closed upper end and connected to the end of the horizontal or vertical run of pipe.*

***Please note that the District of Central Saanich is not responsible for any damage to your property as a result of the installation of the Backflow Device at your property. This bulletin is intended for general guidance only. Please consult with a licenced plumber and the British Columbia Building Code for specific information.***

The District of  
**Central Saanich**

1903 Mt. Newton Cross Road  
Saanichton BC V8M 2A9

Phone 250.544.4217  
Fax 250.652.4737

[www.centrialsaanich.ca](http://www.centrialsaanich.ca)