



Park East Square Homeowner's Association
1075 Monroe Drive
Boulder, CO
80303

MEMO

TO: Park East Square D-unit Owners
FROM: Park East Square HOA
DATE: 30 January 2018
SUBJECT: Protecting D-unit Water Supply from Freezing

The main water supply and sewer drain for the D-units at Park East Square are located in the plumbing chase located near the B-unit carport door on the back wall of the carport. There should be a removable panel of some sort in the drywall to allow access to the main water shutoff valve and sewer cleanout. When the buildings were originally built, heat to prevent these lines from freezing was supposed to be supplied by the furnace of the D-unit. There was a small duct installed at the top of the chase, blowing warm air into the space when the furnace was running. Over 40 years, this setup has been altered or removed in many of the buildings. It is the responsibility of the unit owner to protect the pipes in this chase from freezing, and the purpose of this memo is to outline two of the preferred ways to do so.

METHOD 1: Forced Air

If your unit still has the duct supplying warm air from the furnace into the chase, this is one way to protect the pipes. Please ensure the following:

- The duct should extend downwards so that the warm air enters the space near the bottom of the chase.
- Any insulation should be secured to the inside of the drywall, not stuffed into the entire chase. If bulky insulation is used to fill the space, the warm air will be blocked and the pipes may freeze. Warm air must be allowed to circulate around the pipes for this method to work.
- The furnace must be allowed to run all winter at a reasonably warm temperature (minimum of 60°F), even at night or when no one is occupying the unit.

METHOD 2: Heat Tape

If properly installed, heat tape (or similar) is an additional option for protecting the main water supply to the D-unit. Please ensure the following:

- Electric power for the heat tape must come from the D-unit. This power cannot come from the D-unit storage closet or anywhere else in the carport. Extension cords for this purpose are not allowed in the carports. Please consult with a licensed electrician if you are uncertain how to supply power to the carport chase from the D-unit.
- Follow all recommendations from the manufacturer of the heat tape, and be sure the heat tape is long enough to run the entire length of the water supply line in the chase.
- Bulky insulation may be used along with heat tape as air flow in the chase is not an issue.

However, follow all manufacturer recommendations on the heat tape regarding how much space should be left around the heat tape for safety.

OTHER CONSIDERATIONS:

- Any damage to the drywall, paint, trim or framing in the carport caused by frozen and burst D-unit water pipes is the responsibility of the D-unit owner.
- Don't forget to insulate the back of the access panel as well. Weather stripping or some other tight seal around the access panel is also a good idea.
- Extra insulation on the floor of the chase will help prevent heat loss into the ground.
- If you are still concerned about the pipes freezing during particularly cold weather, leave a bathroom or kitchen faucet dripping. This will keep the water in the pipes moving, thus helping to prevent freezing.

Please contact the HOA if you any questions.

Sincerely,

Park East Square HOA

manager@parkeastsquare.org

303-442-6511