

Water Shut Down Policy

Shutting down the water to multiple units is time-consuming, costly, and often leads to additional problems. Accordingly, it is important that each fixture has individual fixture shut-off valves and that such valves are installed in an easily accessible location and kept in good working order. See the policy on installing shutoffs during plumbing repairs below.

Plumbing Repairs

Repairs, replacements, alterations and/or additions to the plumbing system must be completed by a licensed plumber. **The preferred building plumber is DeTemple Mechanical and Plumbing** (24 Hour Service: 503-227-2641). Please refer to the Alterations section for additional information.

- For any single-unit emergency plumbing work that requires a multi-unit shutoff, the unit owner must notify building management immediately.
- There are no scheduled water shut-offs. For any single-unit non-emergency plumbing work that requires a multi-unit shutoff, **2-weeks notice** to management is required. In the event of a scheduled multi-unit shut-off, owners affected by the shut-off are encouraged to coordinate for completion of elective plumbing work.
- The Addenda includes a table describing the location of the water shut-offs. There is a separate shutoff for hot water and cold water for the kitchen and hot water and cold water for the bath of each Tier (01, 02, 03, 04, 05, and 06), for a total of four shutoffs for each tier. There is also a shutoff for each half of the building (01, 02, 03 and 04, 05, 06), a shutoff for the entire building, and a city shutoff for the entire building at the street.
- If property management involvement is required to facilitate a multi-unit shutoff due to a single-unit plumbing repair, associated expenses will be billed back to the owner of the single unit.
- Any shutoff must be conducted in a way that affects the minimum number of units and outlets.
- **Any single-unit plumbing work that requires a multi-unit shut-off must include installation of a new shut-off valve upstream of the work** such that a multi-unit shut-off would not be required if the same work were done in the future. Any requests to the Board for exceptions to this policy must include a written report from the plumber regarding the feasibility and expense associated with such an installation.