

Royal St Andrew Association Inc
Mandatory Drainpipe Replacement Policy

There are a minimum of 2 Sanitary Wastewater Stacks that pass through every unit in the building. The original stacks are made of cast iron and over the years have deteriorated. In addition, copper branch drainpipes are at risk of failure over time. In an effort to reduce the risk of these pipes failing in the future the following policy has been adopted.

- Whenever work is being done in a unit that exposes either one or more sanitary stacks, the exposed **cast iron sanitary stacks** must be replaced with PVC pipe from the concrete ceiling slab to the concrete floor slab. There is no requirement to replace piping through the concrete slab, unless the stack is also exposed in the units above and/or below.
- If **copper drainpipes in the ceiling or boundary walls** are exposed, these pipes also must be replaced with PVC.
- If **copper drainpipes in the interior walls** are exposed, these pipes also must be replaced with PVC.
- The owner must inform the property manager when any of these pipes are exposed. There needs to be enough time allotted for the pipe to remain exposed to have the replacement work done. The amount of time needed may vary depending on the availability of the contractor so please coordinate a schedule with the property manager as far in advance as possible.
- RSA will contract with a plumber of their choice to do the work, or if the owner requests a different plumber, this must first be approved by the property manager before work can begin.
- The owner must allow a plumber access to the unit to replace the exposed pipes with PVC.
- Inspection of the work by the property manager must be done prior to replacing drywall in the area around the replaced pipe.

- RSA is responsible for the cost of replacing the cast iron stacks and the copper drainpipes located within the ceiling and boundary walls. This has been planned for in our Reserve Budget.
- Owners are responsible for the cost of replacing copper drainpipes located within interior walls inside their units.
- Drywall work is the responsibility of owners unless the drywall was removed due to water damage.
- Note that air conditioning **condensate drainpipes** are already PVC. However, the segment from the AC unit up to the common vertical PVC condensate drainpipe should be replaced with new PVC drainpipe whenever the AC unit is replaced. This segment is prone to blockage over time that can lead to a flood. Owners are responsible for this cost.
- Whenever work is being done in a unit that exposes **water supply lines**, it is highly recommended that all copper supply lines be replaced with suitable PVC pipe. The **owner** is responsible for this cost.

RSA Board of Directors

Effective Date: 08/16/2022