

UPPER HALFMOON WATER COMPANY

INSIDE PLUMBING POLICY – Approved 06/10/2025

Summary: This policy identifies the water company and member obligations concerning the plumbing inside the home.

**Authority: BY-LAW ARTICLE XI Sections 2 & 6, NFPA NEC Sect. 250,
25 Pa. Code § 109.709. Cross-connection control program**

Interior Plumbing Inspections

- The water company has the right to access and inspect the inside plumbing near the service line entrance at their discretion.
- An inside plumbing inspection is mandatory before transferring the property to a new owner and after any plumbing work is performed near the water meter.
- It is the member's responsibility to maintain clear access to the meter and the surrounding area for meter inspection, maintenance, and replacement.
- It is the member's responsibility to maintain the primary water isolation (shut-off) valve located just inside the basement wall. This valve should be exercised and tested annually to break apart internal corrosion buildup that, over time, could prevent the valve from turning or fully closing.
- Failure to respond to a water company inspection request or a refusal to grant access may result in the water being shut off at the curb stop. Refer to the Water Shut-Off Policy for additional details.

Water Meters

- A water company-owned meter will be installed and maintained by the water company to measure the member's water usage.
- The water company has the right to access and inspect, and if desired, replace the meter and any connected meter reading equipment at their discretion.
- If an older model water meter is in place, the water company will install a new Sensus Iperl digital water meter when the property is transferred to a new owner.

Pressure Reducing Valve

- Unless granted an exemption by the water company board, all members must have an operationally functional pressure-reducing valve installed. The recommended setting is 50 PSI. The pressure-reducing valve should be located downstream of the primary isolation (shut-off) valve and just before the water meter (if the meter is in the basement).

Dual Check Valve

- All members must have an operationally functional dual check backflow prevention valve (e.g.: Watts Dual Check LF7 Series or equivalent) in place. The dual check backflow prevention valve should be located downstream of the pressure-reducing valve and placed directly after the water meter if the water meter is in the basement. If a meter pit is in place, the dual check backflow prevention valve may be stand-alone or be included as part of the meter setter and be located in the meter pit.

Plumbing System Grounding Jumper

- Per the National Electrical Code, all interior metal plumbing systems must be bonded to the electrical system ground.
- A solid copper bonding jumper between the inside metal plumbing system (usually copper) and the electrical system ground is required in accordance with the current National Electrical Code.
- An electrical break in the bonding jumper path around the inside plumbing components detailed above and shown in the diagram that follows may result in the interior plumbing system having stray voltages that can cause shock, electrocution, and/or fire if the electrical break results in an unbalanced AC electrical system.

Thermal Expansion Tank

- It is highly recommended that an operationally functional potable water thermal expansion tank be installed to protect the interior plumbing system from external pressure transients and to prevent over-pressurizing the interior plumbing system during hot water heating cycles. A dripping water heater pressure relief valve is an indication of system over-pressurization.

Real Estate Property Transfer Process

- Before transferring property ownership, a water company inspection of the interior plumbing system adjacent to the meter is required to verify that the internal plumbing components described above are in place and operationally functional.
- This inspection should occur at least two weeks before the real estate closing date to allow time for plumbing repair work if the required plumbing components detailed above are not in place or are not operationally functional.
- If any required plumbing repair work is identified during the interior inspection, and time does not permit completion of the work prior to closing, the water company requires that closing either be delayed or that funds be escrowed during the real estate closing to complete the purchase and installation of the required components.
- If money was placed in escrow as per the above, the new homeowner/member will have up to 30 days after the property transfer to have the plumbing work performed by a person or company of their choosing and then re-inspected by a water company employee. Failure to satisfactorily complete the required plumbing work in this timeframe may result in the water service being shut off at the curb stop valve.

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**UPPER HALFMOON WATER COMPANY
INSIDE PLUMBING DIAGRAM
DATE: 04/15/2025**

