



Public Services Area

CITY OF ANN ARBOR, MICHIGAN

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<http://www.ci.ann-arbor.mi.us>

Footing Drain Disconnection Program
www.a2fdd.com

Check Valve Maintenance Document

Save This Information!

**Please keep this and any equipment manufacturer's documents in immediate vicinity
of your sump pump or check valves for convenient reference!**

Last Updated March 8, 2007

Maintenance of Backflow Check Valves

The check valves installed in your basement that protect against sewage backups need to be inspected and tested regularly to ensure that they are operating properly. It is recommended that the homeowner follow all manufacturer recommendations for inspections, inspection intervals, testing, and replacement of parts for all components in the system. Like all mechanical devices, components of the system may wear out and this periodic attention gives the opportunity to identify any problems and have them repaired before they cause problems.

To help ensure check valve system is in top operating condition before the spring thaw and rainy season take place, the following steps should be followed.

As noted above, these recommendations are not intended to replace your manufacturer recommendations. Please refer to your owner's manual for specific information regarding your installed components. If you are not comfortable completing any of the following steps described, you may wish to contact a contractor to perform these steps.

CHECK VALVE Maintenance Steps:

At least every six months, if heavy rains are expected, and/or before leaving home for extended periods (vacations, etc.), it is recommended that you visually inspect and clean the check valve assemblies. See appendix A for a pictorial explanation.

- a) Check for excessive dirt and debris that may affect the quality of seal. Wash parts if necessary and reassemble. Wear plastic gloves to avoid exposure to unsanitary debris in the valve assembly.
- b) Check for broken components and replace if necessary.
- c) If the valve is dirty remove the flapper valve and rinse it off with clean water. Scrub if necessary. Replace the flapper valve into its original position. Verify that the valve will open to allow flow out of the drain or fixture by running water through it. The flapper valve should close if pushed towards the drain.

NOTE: A quick option to this step if time does not permit the process described above is to flush each of the check valve assemblies with clean water. For example, a typical laundry sink may be allowed to run for a few minutes, a floor drain may be flushed with a couple buckets of water, and flushing the basement toilet several times in succession will work.

OTHER:

Visually inspect all alarm mechanisms (if applicable), exposed metal parts and connections to see if corrosion is present. It may help to apply a silicone water repellent spray to deter corrosion.

Refer to your manufacturer's owner's manual if necessary. A copy can usually be obtained at the manufacturer's website listed below or found by using a search engine.

Canplas Industries – <http://www.canplasplumbing.com/>

Jones Stephens Corp. – <http://www.plumbest.com/>

NDS – <http://www.ndspro.com/>

USA Bluebook – <http://www.usabluebook.com/>

Clean Check Inc – <http://www.cleanccheck.com/>

Most check valves installed as part of the program should be one of the models listed below

Floor Drain Check Valves

- Canplas Industries Ltd., Part No. 3282
- Jones Stephens Corp., Part No. B04-300K

Exposed Sink or Laundry Tub Check Valves

- Canplas Industries Ltd., Part No. 3281
- Flotec, Model FP212-257
- Jones Stephens Corp., Part No. B04-200

Toilet and Interior Whole House Check Valves

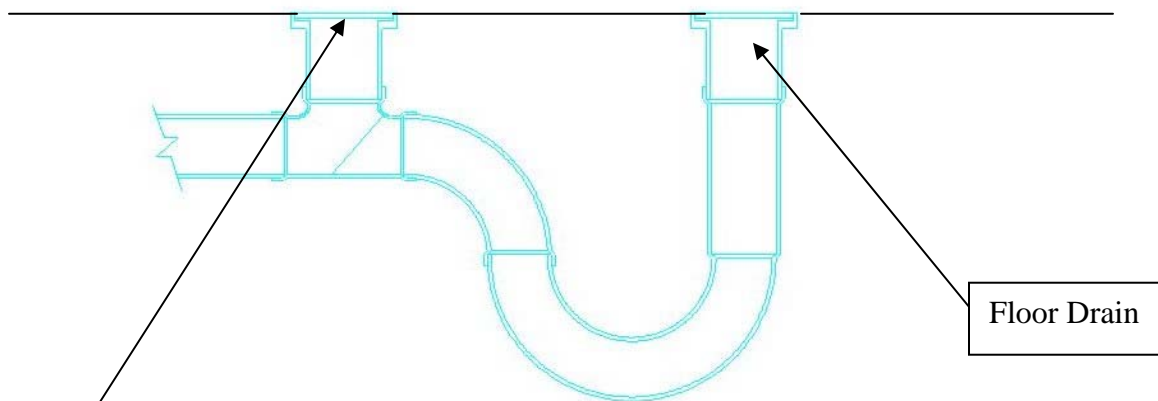
- 4" backwater valve manufactured by NDS, Model CV04
- 4" backwater valve supplied through USA Bluebook, Plastic Backwater Valve PVC Body-New Style with Cleanout and 4" Plastic Lid Model #17085.
- 4" backwater valve manufactured by Canplas Industries Ltd., Part No. 3285
- 4" backwater valve manufactured by Jones Stephens Corp., Part No. B04-400K

Exterior Whole House Check Valves

- 4" PVC backwater valve, manufactured by Clean Check, Inc

APPENDIX A

FLOOR DRAIN CHECK VALVES:



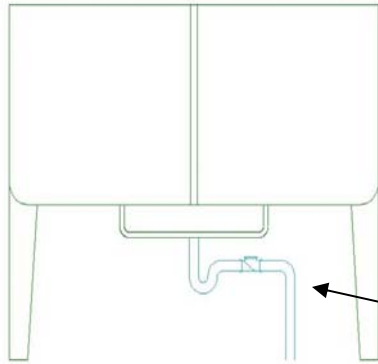
Inspection Cover:

Remove cover, unscrew sealed valve cover (square or slot in cap), and visually inspect check valve. Wash components if visibly soiled. Wear plastic gloves.



LAUNDRY SINK CHECK VALVES:

Note that the following check valve is also consistent with the ones use on hand sinks.



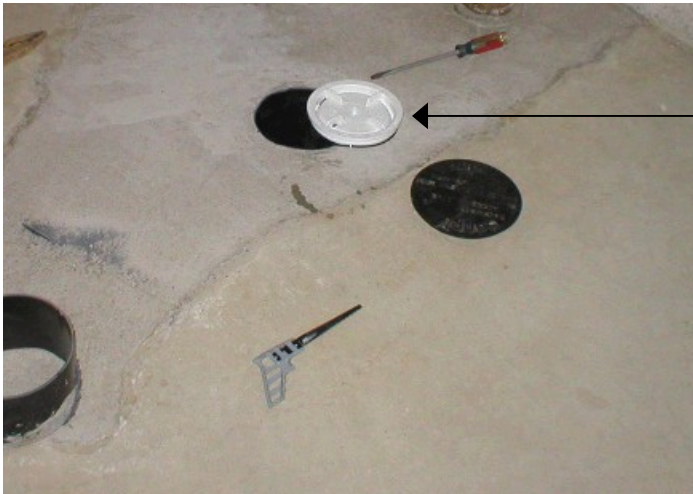
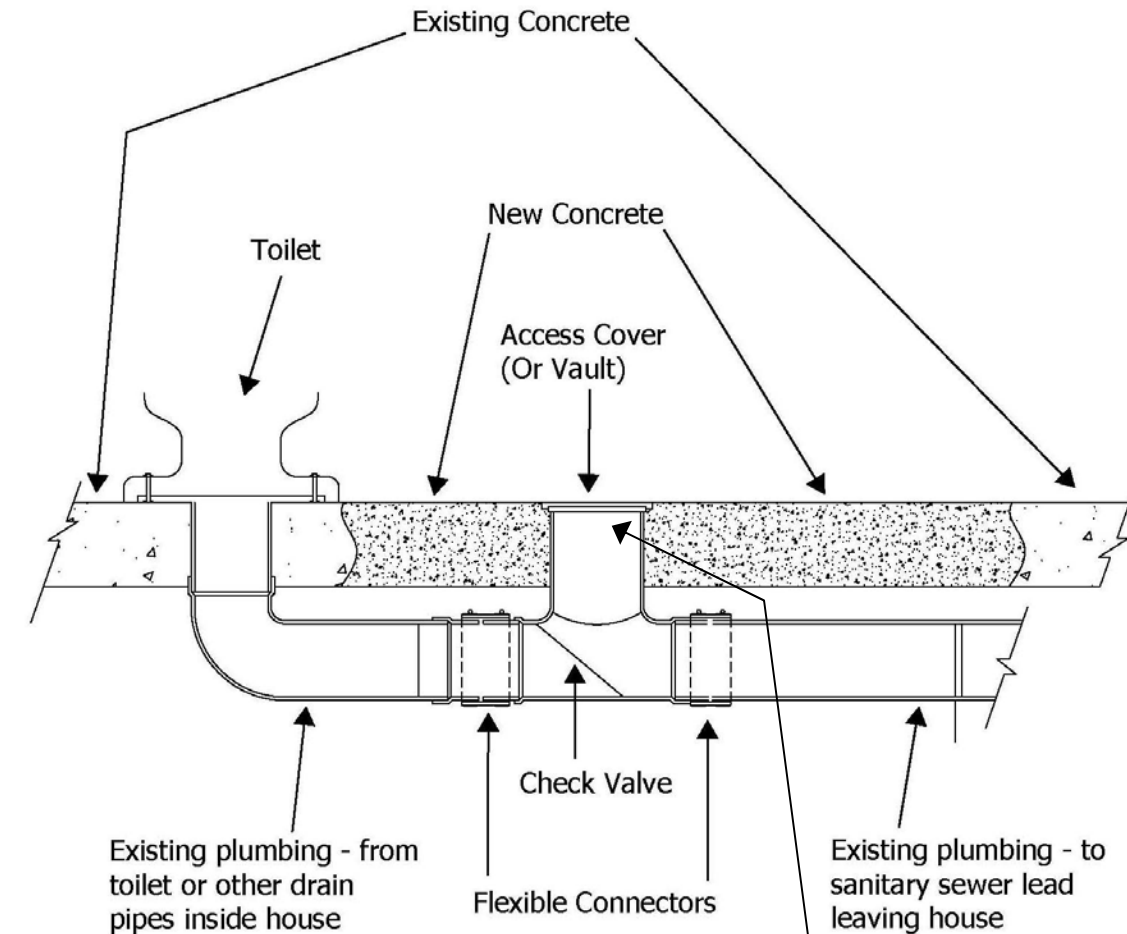
Inspection Cover / Sealed Valve Cover:

Remove cover and visually inspect check valve. Wash components if visibly soiled. Wear plastic gloves.



TOILET CHECK VALVES:

Note that the following check valve is also consistent with WHOLE-HOUSE check valves.



To inspect these valves you may either have a vault or an inline access cover. Expose the top of the valve and remove the sealed inspection cover. Visually inspect check valve and clean if soiled. Wash components if visibly soiled.

Wear plastic gloves.

MAINTENANCE LOG

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