

HOW TO DEAL WITH HOT/COLD WATER CROSS-OVER

Signs of malfunctioning mixer valves

- It takes more than 30 seconds to get hot water
- There is hot water coming out of the cold taps and vice versa
- Hot water never reaches normal hot temperature
- There are other units directly above or below that also are having problems
- Typically the first unit that complains is the unit that has the malfunctioning cartridge

How the system works

- Phase 2 and Phase 3 each have an upper and a lower water zone
- In Phase 2, 160 Lakeshore, floors 15 to 8 and floors 7 to 1 (refer to illustration)
- In Phase 3, 75 Martin, floors 15 to 9 and floors 8 to 1 (refer to illustration)
- These water zones are also separated vertically
- In Phase 2, each zone is separated into 7 vertical drops, In Phase 3 there are 8 drops
- Each unit has single handle valves at the kitchen sink and in the shower and tub/shower
- The single handle valves wear out with time and can allow the hot and cold to cross-over
- This cross-over can travel anywhere vertically within a zone drop as defined above
- Water can cross over even when *no water is running*

Finding the malfunctioning valve(s) within a zone vertical drop

- This process involves eliminating the units that are operating properly 1 unit at a time
- In the unit, run multiple taps till hot is hot and or cold is cold (normal)
- Turn the cold water shut off valve off
- Do not operate any water in the unit for 3 hours
- Test after 3 hours. There should be no cross over in the hot water taps - hot water should run hot within 20-25 second – This unit is operating properly
- Proceed to another unit in the same vertical drop
- Once the unit with the faulty cartridge valve is determined, the showers should be turned off and the cold water supply to the kitchen sink should be closed until a certified plumber can do the repairs.

Lakeshore Towers

PHASE 2 160 LAKESHORE

PHASE 3 75 MARTIN

1501	x	x	1503	x	1504	1502	Upper water zones floors 15-8 ↓	1501	1502	1503	x	x	1504	x	1505	Upper water zones floors 15-9 ↓
1401	1402	1403	1404	1405	1406	1407		1401	1402	1403	1404	1405	1406	1407	1408	
1301	1302	1303	1304	1305	1306	1307		1301	1302	1303	1304	1305	1306	1307	1308	
1201	1202	1203	1204	1205	1206	1207		1201	1202	1203	1204	1205	1206	1207	1208	
1101	1102	1103	1104	1105	1106	1107		1101	1102	1103	1104	1105	1106	1107	1108	
1001	1002	1013	1004	1005	1006	1007		1001	1002	1013	1004	1005	1006	1007	1008	
901	902	903	904	905	906	907		901	902	903	904	905	906	907	908	
801	802	803	804	805	806	807										

701	702	703	704	705	706	707	Lower water zones floors 7-1 ↓	801	802	803	804	805	806	807	808	Lower water zones floors 8-1 ↓
601	602	603	604	605	606	607		701	702	703	704	705	706	707	708	
501	502	503	504	505	506	507		601	602	603	604	605	606	607	608	
401	402	403	404	x	405	406		501	502	503	504	505	506	507	508	
301	302	x	x	x	303	304		401	402	403	404	405	406	407	408	
201	202	x	x	x	203	x		x	301	302	303	304	305	x	x	
					2 nd f bor stor rm			x	201	wine room	cellar	x	x	x		
									101							