

Pressure Relief Valves (TPR Valve)

The reason the **Pressure Relief Valve (TPR Valve)** runs or drips water is high pressure in the water heater tank. This is usually caused by one of two things -- high main water pressure (water district or well) or a backflow prevention/check valve.

Backflow Prevention Valves

Houses built or renovated in the past 10-20 years may have a backflow prevention valve in the water supply line. These valves only allow water to go in one direction. **Building codes** have begun to require them so that once water enters your house it cannot move backward into the water supply system. This introduces a new problem. When the water in the water heater tank is heated it expands, making a greater volume of water. This extra water needs somewhere to go. If all the faucets in the house are closed it can't go that way. Before these one way valves, water was simply pushed back out of the house into the main supply. The backflow valve prevents this, so the extra water has no place to go and pressure builds in the tank until it exceeds the TPR Valve set point (about 120 psi) and water comes out the TPR discharge tube. As you may have guessed this isn't good.

The solution is to install an **expansion tank** in the cold water line between the backflow valve and the water heater. These tanks give the extra water a place to go. If your builder installed a backflow valve he should have also installed an expansion tank but . . . If you already have an expansion tank it may have failed.

Main Pressure May Be Too High

If the main water supply pressure is too high this can also cause the pressure to exceed the TPR Valve set point. The *Uniform Plumbing Code* calls for water to be delivered to homes for domestic use at between 50 to 70 psi. Supply lines as well as appliances are designed to withstand up to 80 pounds per square inch.

Water pressure regulators reduce the pressure delivered by the water district to between 50 and 70 psi. Over time the rubber and metal parts in these regulators can fail. When the regulator fails, water pressure to the home increases putting a strain on valves, hoses and appliances they were not designed to withstand. A solution to the problem is to install your own pressure regulator on your incoming water line. But, this pressure regulator will also behave like a backflow valve -- it will not allow water to go backward through it -- so you'll also need an expansion tank if you install your own pressure regulator.

If you suspect the pressure in your water heater is too high you can buy a water pressure gauge for about \$9 (one place is Home Depot) and check it.

Connect the gauge to the water heater drain faucet (garden hose thread). Run a hot water faucet until the water heater begins heating. Close the faucet. If the pressure starts creeping up as the heater heats the water, there *is* a backflow valve or in-house regulator creating a closed system.

If the pressure does not increase as the water is heated, but the pressure reads above 80 psi all the time, your supply pressure is too high. You should consider contacting the city/water district, and if they don't do something consider installing your own regulator. To check the supply (main) pressure you can also connect the gauge to an outdoor faucet, and turn on the faucet. Make sure the faucet is "regulated". Some outdoor faucets are unregulated. If the pipe connected to the faucet comes out of the wall it's probably regulated.