

# WILLS CREEK MAINTENANCE BULLETIN

## LOCATING WATER SHUT OFF VALVES FOR EXTERIOR HOSE BIB CONNECTIONS

Many homeowners have shown interest in shutting off the water supply to their exterior hose bibs. However they have found this task to be very challenging, as they cannot identify, where inside their homes, the shut off valves may be located.

This document should provide some guidance as well as provide some assistance in identifying the type of exterior hose bib which was installed in your home.

### Common Areas in the Home to Locate Exterior Water Shut Off Valves

- **Mechanical room** – lower level (hot water tank and geothermal heat pump will also be located in this room). These valves could be located above the hot water tank, but not connect to the tank
- **Upper level (larger homes)** either under the sink in the masterbath, or in the secondary bathroom, *basin* ( this has been reported by some homeowners, but not confirmed by the maintenance committee) *ensure that you have not turn off the water supply to the bathroom*

### If you cannot locate the water shut off valves, the following conditions could exist

1. Your home has been fitted at time of construction with “frost free” faucets, which may **NOT** have a means of turning off the water from inside the home. This condition is **NOT** a deficiency in the plumbing.
2. The design of this type of faucet does not require interior shut off valves to be installed
3. Any home which has the frost free faucets installed **MUST** ensure for these units to work as designed, that the following conditions must be observed: a) all attachments (garden hose, splitter, irrigation system timer, etc) must be removed from the faucet b) the vacuum breaker is in place and secured (see photo below)



Examples of typical frost free design faucets. Identified by longer, larger, more robust body construction.



Vacuum breaker, installed on **ALL** outdoor faucets at Wills Creek – must be kept in place at all times  
BC Plumbing code requirement for all exterior water connections

Homes which do not have frost free faucets

If your home has been identified with standard exterior faucets (as shown below) there is a high chance that your home will be equipped with interior shut off valves.

Homeowners are encouraged, should you have identified these types of faucets on your home, to locate (as per: Common Areas in the Home to Locate Exterior Water Shut Off Valves) the interior water shut off valves and turn the water off for the winter months

As well, as directed with frost free faucets, regardless of your type of exterior water faucet, **ALL** attachments **MUST** be removed and the vacuum breaker **MUST** be installed and firmly secured



Standard exterior water faucet – shut off valves to be located inside the home. Note the slim design compared to the frost free faucet.

Comparative Overview of Exterior Faucet Designs



Standard faucet

Frost Free faucet

Should you require any further information or clarity in identifying your installed faucet design,  
Please don't hesitate to contract your maintenance committee or any maintenance committee member