

When it comes to water damage to your property, who is responsible?



Lee Lake Water District has developed these guidelines to help individual property owners determine responsibility for water damage caused by water leaks or high pressure. The reference for this information is from Lee Lake Water District, Rules & Regulations, adopted July 9, 1991.



Property Owner's Responsibility

District's Responsibility

Damage Through Leaking Pipes and Fixtures

The customer is responsible to maintain fixtures and pipes beyond the District's meter connection (property side of the meter). In no case will the District be liable for damages caused by water running from open or faulty fixtures, or from broken or damaged pipes beyond the District's meter connection.

When turning on the water to a house or property which is vacant, the District will attempt to determine if water is running. If the water meter shows that water is running, the District will shut off the water at the customer valve. However, the District's jurisdiction and responsibility ceases at the end of the service connection (property side of the meter).

Pressure Conditions

Pressure conditions are directly related to the District's water pressure zones. Changes in pressure may be a result of the simultaneous use of irrigation systems, showers and appliances, or may be caused by a defective or broken pressure regulators.

High water pressure (80+ psi) helps fire fighting efforts; however, it can also lead to wasted water and may damage some home appliances, faucets, hoses, and other water fixtures.

The Uniform Plumbing Code (UPC) 608.2 recommends that households with water pressure higher than 80 psi (pounds per square inch) install an approved pressure regulator.

The District assumes no responsibility for damages due to pressure or lack thereof. District policy is to provide pressures within the range of 30 pounds per square inch to 125 pounds per square inch to the customer's water meter.

Pressure Regulator

The customer is responsible for the purchase, installation, maintenance, operation and repair of the pressure regulator assembly. Such assembly must meet the requirements of the latest Uniform Plumbing Code accepted by the County of Riverside. Pressure regulators are typically located in or adjacent to the garage and should be set to less than 80 psi.

All homes in the District have pressure regulators. It is the County of Riverside Building Department that oversees the construction of residential homes and requires pressure regulators on all homes.

Simple gauges that fit on a hose bid can be found at your local hardware store to test the pressure in your house.

The District has no responsibility for pressure regulators.



Water Meter

The area surrounding the meter box must be kept clear of all obstructions, and at all times be accessible by District personnel. The area shall be kept free of weeds, plants, or other vegetation.



The District will replace the meter due to a malfunction that may cause the meter to provide inaccurate flow measurements.

Meters moved for the convenience of the customer will be re-located at the customer's expense.

Meters that are faulty tend to slow down and eventually stop measuring water delivered to the home.