

**Niguel Beach Terrace
Town Hall Meeting 4/2/24
Q&A Session**

1. Is there going to be a safe spot where I can sit during the re-pipe process?
A: The contractor's path of travel will be identified at the Owner Meeting. Each unit will have a safe spot that's not affected by the re-pipe.
2. Are you going to communicate with owners via email?
A: SageWater will post a physical notice at each entry door 7 days before the work is scheduled to begin, prior to that owners may be contacted via email or phone.
3. My neighbor has mold, are you going to treat the mold during the re-pipe?
A: If we encounter mold, it's a health issue and we will pause work in that unit until it has been remediated by the HOA's remediation company. It likely will delay the re-pipe process for that home.
4. What if I have had a re-route or a repair and it was done in PEX, can we save some money?
A: It simply is not feasible because that re-route is connected to the under slab copper pipes at some point. All copper will be abandoned in place so that makes all the PEX re-route obsolete. Plus, it's required to obtain a warranty on the new PEX piping, no contractor will warrant another plumber's work.
5. What happens if you have to cut through the back of my cabinet and what are the alternatives?
A: If you have new cabinets and the cabinets have solid wood backs, we will inspect them at the Owner Meeting and see if there is a way to route the PEX tubing to avoid cutting through the backs of the cabinets. Before we cut anything we will have a discussion with the owner.
6. Will you go through the stucco?
A: We always try to avoid cutting into the exterior stucco.
7. What if we want to upgrade our shower fixtures during the re-pipe?
That can be discussed at the Owner Meeting.
8. Are there any health issues with drinking the water out of the PEX?
A: No, there may be a plastic smell for a few days but there are no health risks; running the tap will help dissipate the smell. Uponor PEX has been in use for over 35 years and is certified to ASTM, NSF/ANSI 61 drinking water standards.

9. Do chemicals leach out from the PEX?

A: There are no known health problems with Uponor PEX tubing.

10. Are you doing all the units at boiler 10 first?

A: Yes, all the buildings that are within a boiler service area will go sequentially, and Boiler #10 is the first boiler in sequence.

11. In the Repair Notice it says broken tiles will be the responsibility of the owners and there are concerns since we have done upgrades to the bathroom and what if a tile gets broken?

A: The contractor will avoid cutting through tile and will use another route like through the closet, bedroom, etc. If it is necessary to cut any tile they will cover the opening with a remodel plate installed behind your current trim plate.

12. If the tile breaks who is responsible?

A: The owner is responsible and SageWater does what is necessary to make the wall tile ready. During the Owner Walk any upgraded shower will be discussed.

13. If we have extra tile, will you re-install it?

A: No, we will leave the surface tile ready.

14. The back of my shower aligns with the back of my neighbor's shower. How do you manage that?

A: The workers will open both sides and determine the least intrusive way to get water to both showers.

15. If we provide our own paint how much do we need to provide?

A: The contractor can discuss an estimated quantity during the Owner Meeting. If paint is not supplied the walls will be painted "Swiss Coffee".

16. HOA question: Can we rent a pod to put our items in during the re-pipe process?

A: Board to answer, no answer given and will discuss at another Board meeting.

17. If we have shut-off valves inside the home how does that affect if there is a leak?

A: Each building will still have the existing shut-offs on the exterior of the building. If a unit leaks hot water and the owner is not home anyone can shut off the four units until that owner is located and can turn off their shut-off, then the other three can be turned on. There will be more shut offs after the repipe than currently exist, so the situation will improve significantly. The cold water shut-offs will be located on the exterior of the building, and each will be labelled with a tag.

18. What is the quality of the shutoffs going to be within the fixture shut offs?

A: They will be ¼ turn metal shut offs, Dahl or equal in quality, with stainless steel braided supply lines.



19. At the end will we get a certificate of compliance?

A: The Association will receive a copy of a building final inspection and DBA or the property manager can provide a copy to any homeowner if it is needed for insurance purposes. The warranty runs with the Association, so nothing is voided when an owner sells their home.

20. How far in advance can a homeowner meeting be held?

A: The goal is three weeks prior to your home getting re-piped. You will find the SageWater staff is very flexible in scheduling Owner Walks. Reach out to SageWater for any special circumstances.

21. Are the boilers going to be evaluated in conjunction with the re-pipe project or separately?

A: They are already being evaluated separately and have a scheduled useful life and it is an organized process the Board has gone through. When a boiler needs to be replaced, they will evaluate the best option, whether it is heat pump-assisted or a highly energy efficient model.

22. Is there a list of handymen that can help move items?

A: It will depend on what needs to be moved and it will be discussed at the Owner Meeting. Most large items can be moved by the repipe crew, others, like built-in refrigerators, may take special handling.

23. I have an under the sink water filtration system, will you hook it back up?

A: We will inspect at the owner's meeting. If the existing connections are sound, we will connect the PEX to the system. If we see any proprietary valves, you may have to contact the filtration provider.

24. Will the project be completed by 2024?

A: No, it will extend into early 2025. A finalized schedule will be issued after the first few buildings have been completed and the contractor has a better understanding of the City's inspection process and furlough days.

25. Are we going to use manifold systems?

A: No, a trunk and branch system, which is more customary for a repipe. New construction typically uses a manifold system.

26. I have read that volatile organic chemicals and microplastics can leach from the PEX into our drinking water. Are we going to get a filtration system or something to make the water safe?

A: Your water is safe now and will be just as safe after the repipe. PEX has been tested and certified to NSF/ANSI 61 drinking water standards. We encourage everyone to do a deep dive on the internet, make sure you focus on "Uponor PEX Type A", which is the only product we will use.



27. Can we get some mass purchasing potential for filters that will take out the microplastics that will leach from the PEX

A: We will provide the information we have on Uponor PEX to the Board and they can consider further action.

28. What is the brand of the PEX?

A: Uponor Type A PEX, and is made in the USA.

29. Will the water pressure be better?

A: The water pressure will be unchanged. We can only assume the flow rate will be improved since the water is, in most cases, traveling a shorter distance since it is only going to one unit.

30. We will not be around during the re-pipe how do you access our unit(s)?

A: If desired, we can add a lock box to your unit.

31. What if there are owners who aren't present during the project?

A: DBA and the property manager have conducted extensive outreach efforts to get solid contact information on every owner. Once the repipe starts and word travels throughout the community we feel those few people who did not respond to the outreach efforts will come forward. An intentional delay of the repipe process will have significant financial penalties and we do not want that to happen to any owner.

32. Is the water that is dedicated to our hydronic heater system part of our individual system?

A: It will be part of the loop that runs through the building and circulates back to the return line and the boiler. It will not be connected to the water that serves your other fixtures.

33. Will the piping in the hydronic heaters affect other units?

A: The hydronic heater piping may serve more than one unit, but it will not connect to any domestic water lines.

34. My water is too hot or not hot enough.

A: This may be corrected with the repipe. There is a plumbing phenomenon called "crossover" that occurs when a defective valve allows hot water to intermix with cold water. It usually occurs at a shower mixing valve or a clothes washer. If that is occurring at a building located between your unit and the boiler that can impact the temperature of the water. If the defective valve is not in your unit, then things will improve with the repipe because each home is individually repiped. If the water is too hot, it may be because you are close to the boiler, and they turned up the temperature because someone further down the line complained of lukewarm water. That too should be lessened because in most cases the water is traveling a shorter distance in most cases. We don't know for certain exactly how each boiler is piped to each building, so we cannot be certain.



35. What is the warranty on labor from SageWater and Uponor?

A: *Editor's Note:* We verified after the meeting that SageWater warrants their workmanship for ten years and the Uponor PEX Type A is warranted for 25 years.

36. Has anyone looked into the temperature of the water coming out of the boilers and will it have an impact on PEX?

A: Yes, we have looked at it and the water temperature may have to be brought down just a few degrees on some boilers. Since the runs are shorter it should not have an effect in most cases.

37. How much time do I have to hire someone to move my items?

A: You will have 3-4 weeks between the Owner Meeting and the start of the repipe.

38. If we run into a claim what is the compensation for damages if something is damaged?

A: If loss or damage is sustained please first contact the contractor. If you're not satisfied with the result, contact DBA and the property manager. The Board may in some cases be the final arbiter.

39. Can we cut into shear walls?

A: It depends on how big the hole is. There are industry standards for penetrating shear panels and those details will be reviewed by the City.

40. Who should we contact if we don't have the owners/renters contact information?

A: Please contact DBA or the property manager.

41. Will there be a main shut-off to shut down a unit that is leaking?

A: The shutoffs that currently exist will not be changed. In addition, each unit will have new separate shutoffs for cold and hot water.

42. Have we thought about other ways to heat the units other than the hydronic heater?

A: Your heater is your property, and the piping is HOA property. We can make suggestions, but you will need to contact the committee chair Dennis Hogan.

43. Why was PEX selected over E-Pipe (epoxy lining of existing copper pipe)?

A: As construction managers we believe the copper that is under the slab is getting attacked from the inside by the minerals in the water, and from the outside by the minerals that are in the soil. Epoxy lining only protects the inside of the pipe. So for about the same cost as lining an old pipe you can replace it with brand new PEX that will last as long as the building lasts. Epoxy lining has many useful applications, but we feel it is not as good as a PEX repipe in a residential application.



44. Explain how you can do an entire system with PEX because you can't use it in some situations.

A: We are very familiar with and comply with the product specifications. For instance, PEX cannot be exposed to sunlight as over time the UV rays will weaken the pipe, so we never use it in a condition where it is exposed.

45. What about rodents chewing on the piping?

A: We have not seen that happen in all the years we have been doing repiping. But as an added safeguard we avoid placing PEX in attic spaces.

46. Will all hot water lines be insulated?

A: Yes.

47. Where will the PEX be routed in our homes?

A: It depends on where the main piping comes into the unit and will be inspected and addressed during the Owner Meeting.

48. Is the amount of demo greater in the lower or upper units?

A: The lower units will have more holes cut in the drywall. The holes that are cut to distribute the pipes to the lower unit will also have pipes installed that will serve the upper unit.

49. When can we expect an accurate schedule?

A: Within the week of 4/2/24 we will do an email blast which will announce that a schedule has been posted to the DBA website. That schedule may be amended one more time after the first three buildings have been repiped, which will be late May or early June and will be the most accurate schedule.

50. A while back we did a siding job, and it is in a lawsuit. What protections are in place to prevent this?

A: There will be a Construction Manager onsite to oversee the installation and the billing, which is a lesson learned by the Board from the siding project in 2013.

51. When will the owner meetings start for the first building?

A: The week of 4/15/24 and affected units will receive a notification.

52. Is copper pipe better in an earthquake than PEX?

A: PEX is very flexible compared to copper so it seems like it would perform better but we have not read any reports on that issue.



53. If we are to pull a toilet and notice deterioration to the subfloor, will we stop to allow time for repairs?

A: It is very rare that we need to remove a toilet, however, if we do need to do that and find any damage the owner will be contacted.

54. Why do you need to move the refrigerator?

A: The refrigerator will most likely need to be moved to access the icemaker water line. That will be determined at the Owner Meeting on a case-by-case basis.

