

# Co-op Coalition Survey: Pipe Repair/Replacement (11-2021)

9 co-ops responded.

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Sent: Thu, Oct 28, 2021 3:41 pm

Subject: CO-OP SURVEY - PIPE REPLACEMENT/REPAIR (DUE 11-12)

A Coalition member from a building that is 60+ years old wants to know how other buildings are handling repairing and replacing plumbing pipes. **This is an issue that many buildings have or will confront and the responses may be widely useful. Thus we encourage Coalition members to respond as your cooperative, as well as others, may benefit from this survey.**

Thanks in advance for helping another Coalition member. Please reply by Friday, November 12. Specific questions follow:

1. How did your co-op determine the condition of your plumbing pipes? What kind of testing - if any - was done?
2. Have you replaced all of your pipes? If yes:
  - a. the precise scope of the work that was done, including but not limited to:
    - o the number and function of the plumbing pipes replaced (e.g., cold water, hot water, waste or drainage), and
    - o the material used in the replacement pipes
  - b. the total cost of the project
  - c. the age of the building
  - d. the name and contact information for the company that performed the work, if you recommend the contractor
3. Have you repaired/replaced some pipes rather than replaced all pipes that are a persistent problem for the cooperative? If yes:
  - a why did you make that decision?
  - b. the approximate recent average annual cost of this approach
  - c the age of the building
  - d. the total number and function of plumbing pipes in the building

Best regards,

Janet Sten, Director  
DC Cooperative Housing Coalition  
[www.CoopsDC.org](http://www.CoopsDC.org)

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<p>&lt;30 units</p>	<p>1. How did your co-op determine the condition of your plumbing pipes? What kind of testing - if any - was done? <b>We replaced as we discovered corroded old pipes that were leaking.</b></p>
<p>&lt;30 Units</p>	<p>3. Our building replaces supply and waste lines on an opportunistic basis. Pipes are replaced when they fail or when an apartment is being remodeled. During renovations, we mandate the installation of shutoff valves if not already installed.</p> <p>a. We have no plans for a comprehensive replacement, as it would be too expensive and disruptive. .</p> <p>b. In the fiscal year just ended, we budgeted \$8,000 for plumbing repairs and actually spent \$5,900.</p> <p>c. over 90 years old</p>
<p>&lt;30 units</p>	<p>1. How did your co-op determine the condition of your plumbing pipes? What kind of testing - if any - was done?</p> <p><b>We have not systematically investigated the condition of our pipes. We have replaced pipes when they leaked or showed apparent external corrosion.</b></p> <p>2. Have you replaced all of your pipes? If yes:</p> <p>a. the precise scope of the work that was done, including but not limited to:</p> <ul style="list-style-type: none"> <li>o the number and function of the plumbing pipes replaced (e.g., cold water, hot water, waste or drainage), and</li> <li>o the material used in the replacement pipes</li> </ul> <p>b. the total cost of the project</p> <p>c. the age of the building</p> <p>d. the name and contact information for the company that performed the work, if you recommend the contractor</p> <p><b>We have replaced the main line water pipe from the street with copper pipe at a cost of \$30k. We have replaced the kitchen supply and vent pipes in one tier at a cost of \$6k for the plumbing work and \$10k for the wall and fixture restoration. Both projects were done in 2019. Spadaro Plumbing did the plumbing work. We have also replaced a couple of sections of steam heat pipes that were leaking. Most of our pipes are nearly 100 years old. We estimated the cost of replacing all the plumbing pipes at 150k but have not moved forward with this work.</b></p> <p>3. Have you repaired/replaced some pipes rather than replaced all pipes that are a persistent problem for the cooperative? If yes:</p> <p>a why did you make that decision?</p> <p><b>We have replaced pipes as they leak unless the leak is minor and can be patched.</b></p>
<p>30-60 units</p>	<p>1) We are in the process of contracting with our engineering consultant to have a plumbing firm inspect the common waste lines (stacks) using a camera. We want to look all the way out to where our plumbing joins city sewer to find any/all blocked or damaged sections of pipe. We do not yet have a cost estimate.</p> <p>2) In 1989 our Coop replaced the supply risers (hot, cold, and recirculating hot) and the horizontals to the cut-off valves in unit kitchens and bathrooms with copper pipe.</p> <p>b. I do not know the cost of the project; dollars had different value than today.</p> <p>c, Our building is 110 years old.</p> <p>d.The work might have been done by Magnolia plumbing; I am not certain, but they were the plumber that Coop was using at that time.</p>

	<p>3) We repair some pipes every year, and budget with that expectation. The most frequent repair is for pinhole leaks in horizontal sections of supply lines that run along basement ceiling. Occasionally there are pinholes in a riser; these are more expensive because the repair involves plaster and paint in addition to plumbing. All of the previous refers to copper pipes installed 1989.</p> <p>Original waste lines were galvanized, and original stacks are still in use. Remodels undertaken by homeowners often replace waste to the stack with plastic (PVC?) pipe up to the stack.</p> <p>d. I could not reliably count the number of pipes. We have 40 apartments. 40 kitchens served by a total of seven sets of risers (3 pipes) and a waste line plus all the interior plumbing to sinks, dishwashers plus some washing machines. 47 full bathrooms served by 9 sets of risers (3 pipes) and a waste line with interior plumbing to and from toilet, sink, tub/shower plus some washing machines and an additional 3 powder rooms with toilet and sink. We have a common laundry room with four washing machines and a utility sink. Every fixture or appliance has both hot and cold supply lines that extend from common risers and waste lines that direct waste to common stacks.</p>
30-60 units	<p>1. How did your co-op determine the condition of your plumbing pipes? What kind of testing - if any - was done? <b>We have had engineering studies done on all of the Building Systems, Water, drainage, AC, Steam Heat, Water etc.</b></p> <p>2. Have you replaced all of your pipes? <b>We have replaced most of our water pipes</b> If yes:  a. the precise scope of the work that was done, including but not limited to:  o the number and function of the plumbing pipes replaced (e.g., cold water, hot water, waste or drainage), and  <ul style="list-style-type: none"> <li>• the material used in the replacement pipes – <b>Copper for water; pvc for drainage</b></li> <li>• total cost of the project – <b>Hard to say, done over several years</b></li> </ul> c. the age of the building <b>99 years old</b>  d. the name and contact information for the company that performed the work, if you recommend the contractor. <b>We used Spadaro Plumbing for most of it; and yes we would recommend them</b></p> <p>3. Have you repaired/replaced some pipes rather than replaced all pipes that are a persistent problem for the cooperative? If yes:  a why did you make that decision? – <b>We try to replace pipes but limit the damage to existing tile and marble finishes</b>  b. the approximate recent average annual cost of this approach  c the age of the building  d. the total number and function of plumbing pipes in the building</p>
30-60 units	<p>1. How did your co-op determine the condition of your plumbing pipes? What kind of testing - if any - was done? <b>We have had some problems with pin-hole leaks and had our plumbing company use cameras to look at the pipes, particularly the hot and cold supply lines.</b></p> <p>2. Have you replaced all of your pipes? If yes:  a. the precise scope of the work that was done, including but not limited to:  o the number and function of the plumbing pipes replaced (e.g., cold water, hot water, waste or drainage), and  o the material used in the replacement pipes  b. the total cost of the project  c. the age of the building  d. the name and contact information for the company that performed the work, if you recommend the contractor <b>Our pipes were replaced in the 1980s after the original build in 1915. The quality of the copper that was used for the hot/cold supply risers was not exceptional. We are currently going tier by tier to replace them over a period of years with new pipes. The total cost will probably be about 300-350K. Sparado Plumbing has done the work.</b></p>

	<p>3. Have you repaired/replaced some pipes rather than replaced all pipes that are a persistent problem for the cooperative? If yes:</p> <ul style="list-style-type: none"> <li>a why did you make that decision? <b>We were doing triage on tiers as the pipes had leaks and eventually enough occurred that we decided to replace all over time.</b></li> <li>b. the approximate recent average annual cost of this approach <b>We are spending about 60K per year on this over a period of about five years. We may need to slow this down due to budgetary concerns.</b></li> <li>c the age of the building <b>105 years</b></li> <li>d. the total number and function of plumbing pipes in the building <b>We have 15 tiers of hot/cold supply risers. We do not have a lot of information about drainage pipes at this time.</b></li> </ul>
30-60 units	<p>1. How did your co-op determine the condition of your plumbing pipes? What kind of testing - if any - was done? <b>We are unaware of any "testing" which will reveal a pipe defect before water starts leaking. We determine that we have a leak when some kind of damage appears or when actual water can be seen. We have steam pipes and water pipes, both of which are subject to leaks.</b></p> <p>2. Have you replaced all of your pipes? If yes:</p> <ul style="list-style-type: none"> <li>a. the precise scope of the work that was done, including but not limited to: <ul style="list-style-type: none"> <li>o the number and function of the plumbing pipes replaced (e.g., cold water, hot water, waste or drainage), and</li> <li>o the material used in the replacement pipes</li> </ul> <b>When a problem develops in a stack, we replace the entire stack with copper pipe. So far we have replaced all but two H&amp;C water stacks for bathrooms and kitchens.</b> </li> <li>b. the total cost of the project <b>These projects run around \$6,000 for 4 floors.</b></li> <li>c. the age of the building <b>110 years</b></li> <li>d. the name and contact information for the company that performed the work, if you recommend the contractor <b>O'Connor Plumbing PH. 301.540.5050</b></li> </ul> <p>3. Have you repaired/replaced some pipes rather than replaced all pipes that are a persistent problem for the cooperative? <b>We have never done a patch repair when leaking happens. We always replace the stack.</b></p>
350+ units	<p>We haven't replaced our pipes. Repairs are done as needed. Our capital plan does call for a major pipe replacement project starting in 2023.</p>
350+ units	<p>1. How did your co-op determine the condition of your plumbing pipes? What kind of testing - if any - was done? <b>None. We know, however, based upon the needed repairs that our pipes are in less than optimum condition.</b></p> <p>2. Have you replaced all of your pipes? If yes:</p> <ul style="list-style-type: none"> <li>a. the precise scope of the work that was done, including but not limited to: <ul style="list-style-type: none"> <li>o the number and function of the plumbing pipes replaced (e.g., cold water, hot water, waste or drainage), and</li> <li>o the material used in the replacement pipes <b>All of the above and PVC replacement where possible.</b></li> </ul> </li> <li>b. the total cost of the project <b>Was not a project; we repair/replace as needed.</b></li> <li>c. the age of the building <b>55 years old</b></li> <li>d. the name and contact information for the company that performed the work, if you recommend the contractor. <b>What we could not do in-house, Raine and Son is the plumbing company we used.</b></li> </ul>

	<p>3. Have you repaired/replaced some pipes rather than replaced all pipes that are a persistent problem for the cooperative? If yes:</p> <ul style="list-style-type: none"><li>a why did you make that decision? <b>Cost a very big consideration and inconvenience to residents.</b></li><li>b. the approximate recent average annual cost of this approach <b>We spend approximately \$30,000 to \$35,000 for materials for staff to do the work in-house.</b></li><li>c the age of the building <b>55 years old</b></li><li>d. the total number and function of plumbing pipes in the building <b>Unknown.</b></li></ul>
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