

Cornerstone Condominium Utility Shutoffs

April 2020

Water:

In basement along wall leading under patio.

If basement is finished, then inside recessed enclosure.

Condo water pressure regulator

Shutoff handle – Round: Open = maximum counter-clockwise

Closed = maximum clockwise

– Lever: Open = parallel to pipe

Closed = perpendicular to pipe

(Electrical ground)



Power: Power meters are at one end of each building.

Two-unit building:

Four-unit building:



Unit address

Bottom meter

125-amp master breaker

Unit address

Top meter

125-amp master breaker

Lone meter on some buildings for outside lighting and sprinklers paid by HOA.

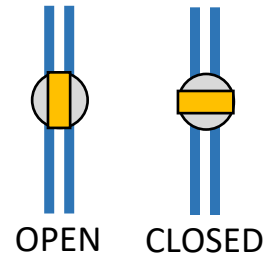


Natural Gas:

NEVER TURN OFF GAS UNNECESSARILY!! ONLY the utility company can turn it back on!

HOWEVER, if you unquestionably identify a broken or leaking gas line or smell gas, then you SHOULD turn off the gas BUT ONLY FOR AN AFFECTED CONDOMINIUM.

The gas valve only rotates 90 degrees between OPEN and CLOSED using a wrench on the rectangular handle (orange). The valve is OPEN when the long edge of the rectangular handle is parallel to the pipe. The valve is CLOSED when the rectangular handle is perpendicular to the pipe.

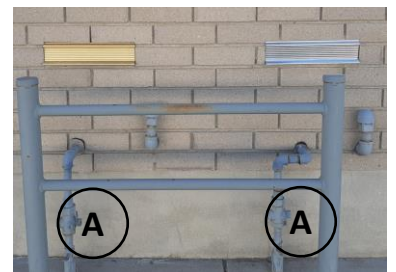


Wrenches: An adjustable “Crescent” wrench, pipe wrench, monkey wrench, or vise grip pliers OR an open-end wrench of appropriate size to turn the rectangular handle can be used. One such wrench should always be kept close by the shut-off valve to use in an emergency.

Gas connections are along the street behind and between two adjacent condominium units in one of three configurations.

Configuration 1.

A separate pipeline with its own valve (A) enters through each unit garage wall to supply a gas meter read through the wall. There is another valve in the same pipeline inside the garage just before it enters the gas meter. Either of these valves leading to the gas meter of the affected unit can be turned off in an emergency.



Configuration 2.

A separate pipe with its own valve (A) passes from the concrete walk to an external gas meter from which a pipe passes through the unit garage wall to supply the condominium. The valve (A) in the pipe leading to the external gas meter of the affected unit can be turned off in an emergency.



Configuration 3.

A single gas supply pipe (usually with its own valve, A) passes from the concrete walk through a “T” connector sending gas through two pipes each with their own valve (B1 and B2) to two gas meters each in turn supplying gas through the garage wall to their respective unit. Depending on the affected unit, valve B1 or B2 can be turned off in an emergency. WARNING: valve A will turn off gas to BOTH units.

