

Toilets and sink backflow 1-2x/year, under very heavy, fast rain.

Water floods gym from rear bathroom, rains into basement through floor.

Water floods kitchen from front bathroom, goes as far as 1/2 way across space. When viewed from the basement, tends to "rain" in about a 5-15' radius from location of upstairs water fixtures.

Basement floods soak ceiling, accelerating ceiling sag, and other unknown effects re: rot and pests.

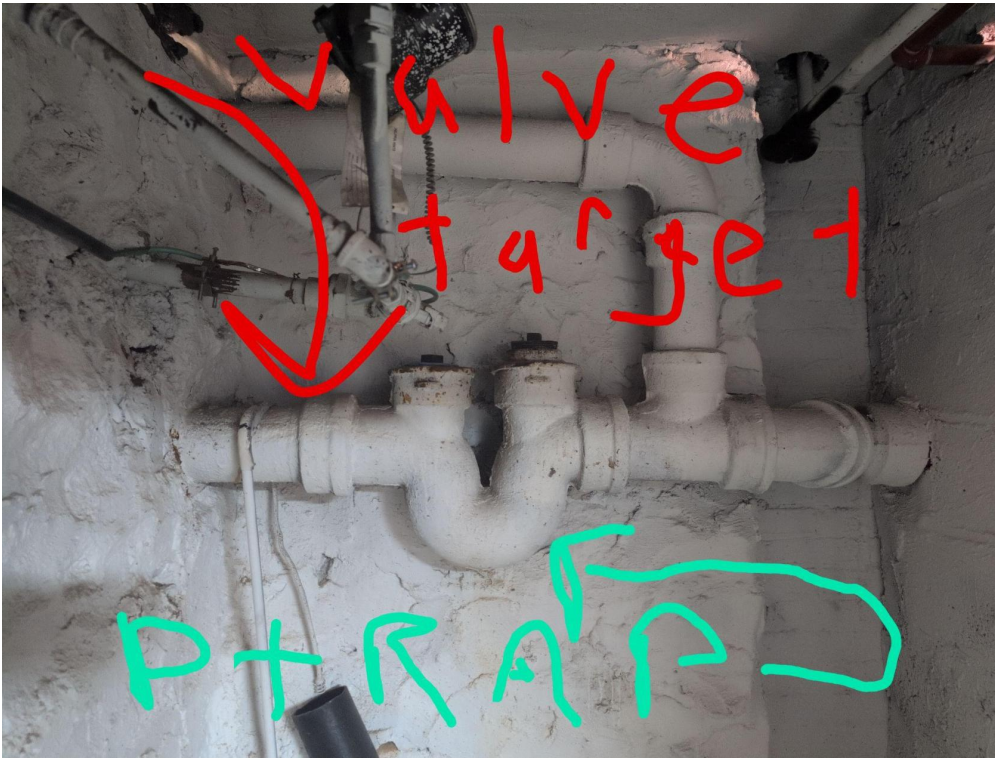
Response in the past has been to snake main drain. Results of this snaking (e.g. was a blockage detected, material removed, etc.) are unknown.

Backflow prevention mechanisms exist:

According to neighbors: 583, 585, and 587 (we are 585) all have issues, not clear if this means slow basement wall leaks or backflow issues.

Mitigation thoughts

- Short article discussing backflow and backflow prevention devices:
<https://aquacarewater.com/what-causes-backflow-in-plumbing/>
- Another, with more detailed listing of devices: <https://www.nfpa.org/news-blogs-and-articles/blogs/2022/10/28/backflow-preventer-types>
- Yet another, basically identical to above, diff pics and text:
<https://school.sprinklerwarehouse.com/backflow-devices/types-of-backflow-preventers-overview-of-four-common-backflow-preventers/>
- Yet another, basically identical to above, diff pics and text:
<https://backflowdirect.com/blog/understanding-the-different-types-of-backflow-preventers>
- Specific explanation of difference between Pressure Vacuum Breaker (PVB) and Reduced Pressure Zone (RPZ): <https://www.bigfrogsupply.com/blogs/big-frog-blog/the-difference-between-a-pressure-vacuum-breaker-and-a-reduced-pressure-backflow-preventer>



^^^ backflow prevention valve placement info via plumber via electrician

Plumbing services to check with

Misc info

from: <https://www.nyc.gov/site/dep/about/backflow-prevention-frequently-asked-questions.page>

Cost



The following prices are estimated based on average industry prices for parts and labor:

- For very small buildings (1 story) installation should cost between \$3,000 and \$5,000.
- For small buildings (2 story) installation should cost between \$3,750 and \$5,500.
- For small to mid-size buildings (car washes, laundromats, small manufacturers) installation should cost between \$5,000 and \$7,000.
- For mid-size buildings (office complexes, large manufacturers or department stores) installation should cost between \$7,500 and \$13,000.
- For large buildings (High rises, hospitals) installation should cost between \$14,000 and \$34,000.

Where to find contractor

Where can I find a Professional Engineer (PE), Registered Architect (RA) or Licensed Master Plumber (LMP)?



The following organizations can refer you to a PE, RA or LMP:

The Association of Contracting Plumbers of the City of New York, Inc.

535 8th Ave, 17th Floor

New York, NY 10018

(212) 481-4580

<http://www.acpcny.org>

info@acpcny.org

Master Plumbers Council (MPC)

137-03 Crossbay Boulevard

Ozone Park, NY 11417

(718) 793-6300

www.nycmpc.org

NYC Chapter of the American Society of Sanitary Engineers

P.O. Box 20111

Greeley Square Sta., NY 10001

NYC Chapter of the American Society of Plumbing Engineers

P.O. Box 293

Grand Central Sta., NY 10163

American Institute of Architects (AIA)

AIA NY Chapter

Center for Architecture

536 LaGuardia Place

New York, NY 10012

(212) 683-0023

architectfinder.aia.org

Licensed backflow testing people in Queens County

https://www.health.ny.gov/environmental/water/drinking/cross/backflow_testers/queens.htm

This list doesn't have contact details. via general search I found one person listed under "Maspeth":

<https://nycmpc.org/members/?id=81926155&terms=%22armon%22>

<https://skaggswalsh.com/nyc-backflow-prevention-requirements-sw/>

