

Filter Room Liability Statement

Filter rooms located in upper floors of buildings have inherent risk that may allow damage to other parts of the building during a mechanical failure allowing water to leak from the room and beyond. Pump rooms must have large floor drains and floor should be sloped to the drain. Two floor drains, at least, are recommended for best practices. Floor must have waterproofing extending 24 inches up the wall. A seal should be present along the bottom edge of the door to prevent leakage in the event of a pipe or mechanical failure. Underground equipment vaults should have 2 sump pumps on separate breakers.

Filter rooms and vaults must have a water leak alarm operating prior to pool fill which sends notices to contact person in any leak situation. Kidde offers a simple unit that works with Wi-Fi and Pitt Boss offers a unit that connects to phone tower. These units can be set up to send alerts to cell phones monitored by building staff. Alarms should be tested monthly.

Filter room plumbing, pumps, chemical feeders, and filters have multiple fittings that can fail causing leaks. Filters may become backed up at any time due to something as simple as wind and leaves causing high pressure on the system, or possibly blocking flow to the pump, causing a failure. Filter rooms are not monitored 24/7, and are not usually checked on a regular schedule, allowing large periods of time where a small water leak may cause damage if the above items are not met. Millennium Pool Construction is not responsible for water damage caused by filter rooms within a building or in underground vaults that is not caused by our direct negligence.