



## General Backwater Valve Assembly Maintenance and Cleaning Tips

**Disclaimer: The enclosed maintenance suggestions are intended to provide general recommendations and are not a substitute for the manufacturer maintenance instructions.**

It is recommended that the homeowner consider having a contractor maintain and clean this device on an annual basis.

*(Note: The following is based on general backwater valve (BWV) information. Your BWV may vary due to manufacturer differences and the size of the building sewer in which it is installed.)*

1. Always follow the manufacturer's recommendations for maintenance as your best guide.
2. The backwater valve should be inspected and cleaned as needed twice per year.
3. During the time that the BWV assembly is disassembled your building sewer will not have any backflow protection. For this reason you should not disassemble the BWV during or immediately after heavy rains or during times of melting snow runoff.
4. Sewer gas may be present, be sure to use adequate ventilation.
5. Make sure that there is no one using your plumbing facilities (washer, dishwasher, toilet, and etc.) when you are servicing your BWV. The wastewater from these facilities flows through the valve.
6. Cleaning materials (suggested)
  - a. A bucket containing warm dish detergent or similar cleaning solution.
  - b. Dish detergent (Non phosphate type that DOES NOT contain ammonia)
  - c. A long handled brush (a toilet cleaning brush).
  - d. Rags
  - e. Long rubber gloves
  - f. Eye protection
  - g. Suitable clothing (clothes and shoes, that you won't mind getting dirty). Follow the precautions found in the application materials called: "My Basement Flooded. What Do I Do?" This flyer goes into detail regarding protective clothing and cleaning materials.
7. Suggested disassembly procedure: (See the following illustration.)
  - a. Locate and remove the cover from the backwater valve access sleeve.
  - b. Reach down into the access pit and, utilizing the extensions on the lid, SLOWLY turn the flapper access lid counter clockwise just enough to loosen it (1/4 turn).

(IMPORTANT NOTE: Do not attempt to disassemble the backwater valve during a rain event when the sewer system could be surcharged [or full] or water could come out around the loosened lid and flooding could occur.)
  - c. After verifying that water is NOT coming out from around the loosened lid, the lid can be removed.
  - d. Place the lid in the bucket of cleaning solution, be careful not to lose or damage the "O" ring, located on the inside perimeter of the flapper access lid.

- e. Reach in and lift up on the backside of the flapper to remove it from the valve housing pivot point, it should come out easily as the weight of the flapper is all that holds it in the slotted area, don't pry or otherwise try to force it out because the flapper or the valve casing could break. There is another, smaller "O" ring on the front of the flapper, being careful not to lose or damage the "O" ring, place the flapper into the bucket of cleaning solution.
- f. Using the long handled brush, that is wetted with cleaning solution, scrub the flat vertical surface area of the valve housing where the "O" ring on the flapper makes contact. Also clean out the slot of the flapper pivot point.
- g. Clean the threads where the flapper access lid screws into the valve housing body and starting from the top, flush all surfaces with clean water. \*  
(\*If you use a water hose to rinsing or flushing the backwater valve, in order to avoid the possibility of contamination, DO NOT allow the hose to come in contact with the drain system.)
- h. Clean the flapper and its "O" ring, (you can do this right in the bucket) being careful not to damage the "O" ring. If the ring has cracks or will not seat properly, replace it. Put the flapper back into the valve housing assembly pivot point.
- i. Clean the flapper access cover and its "O" ring, examine this "O" ring for defects, just like you did for the flapper ring, and if it is defective, replace it.
- j. Making sure that the flapper is seated in the pivot point, carefully screw the cover down (clockwise) until firmly seated. Hand tighten only, DO NOT use a wrench.
- k. Replace the backwater valve access sleeve cover.

