



EDGEWATER BEACHTM
APARTMENTS
EST. 1928

Construction Rules

March, 2018

Management Office
Monday - Friday, 8:00 to 5:00
Tel: 773-907-2130
Fax: 773-907-2140

Construction Rules

Section I

Shareholder rules

1. Shareholders are permitted to make improvements within their apartments in accordance with EBAC Rules and Regulations, these Construction Rules, the EBAC Proprietary Lease, and all applicable municipal laws, codes, and ordinances. When required by law, Shareholders are responsible for obtaining construction permits, either personally or through the employment of a licensed vendor. Shareholders are financially responsible for any fines or penalties levied upon the EBAC as the result of Shareholders, or vendors employed by Shareholders, failure to comply with applicable municipal laws, codes, and ordinances.
2. All vendors performing work, except during planning, design, and estimation consultations, must comply with current insurance requirements set forth by EBAC's insurance carrier. Shareholders employing vendors are responsible for providing valid copies of Vendor's Certificates of Insurance to the EBAC General Manager. (Current requirements are on file with the EBAC General Manager).
3. In situations requiring emergency or as fast as possible repairs, shareholders must contact a member of the Engineering staff. Under direction of the General Manager, Engineering staff are permitted to bypass EBAC standard procedures for the purpose of facilitating emergency repairs. Follow up to ensure compliance with EBAC standards is still required.
4. Shareholders are legally and financially responsible for the behavior or and damage caused by vendors they employ, to include compliance with EBAC Rules and Regulations. (Consult Proprietary Lease, Article II, Section 4, Pages 6 & 7 for rules on remodeling and lessee's responsibility for damages to other units and/or common elements caused by water or any other cause.)

Section II

Project Categories and Requirements

Projects are classified into the following three categories, Redecorate, Replace, Remodel.

1. Redecorate:

Work that does not involve changes to infrastructure elements, including plumbing, electrical, gas, or ventilation, and does not open walls, floors, or ceilings.

EXAMPLES

- Refinishing or carpeting of floors
- Installation or replacement of tile
- Patching, painting, plastering, drywall replacement, and wallpapering
- Installation of built-in shelving
- Installation of cabinets, excluding work that touches plumbing or electricity
- Reglazing a tub
- Installing a window Air Conditioner
- Caulking a plumbing fixture such as a tub or shower
- Maintenance or Installation of Telephone, Cable, or Internet, excluding cutting into walls, floors, or ceilings
- Wall Hanging of items such as paintings or TVs
- Finish carpentry such as trim and moulding
- Replacing or repairing an electrical appliance that do not require any modifications to existing electrical recipitals, such as a refrigerator without an ice maker.

REQUIREMENTS. Shareholder must notify EBAC General Manager (GM), and if hiring a vendor provide a copy of the vendor's Certificate of Insurance (COI). GM is responsible for alerting the Shareholder if the vendor's COI does not meet EBAC requirements.

2. Replace:

Work that involves connection to, but not alteration of, infrastructure elements, including plumbing, electrical, gas, or ventilation, and does not open walls, floors, or ceilings.

EXAMPLES

- Replacement a sink or toilet without changing in-wall plumbing
- Replacement of light fixture or electrical outlet without changing in-wall wiring
- Replacement or repair of an appliance that connects to gas or water and does not change changing in-wall plumbing or ventilation.
- Maintenance or Installation of Telephone, Cable, or Internet, that requires cutting into walls, floors, or ceilings

REQUIREMENTS: Shareholder must notify EBAC General Manager (GM) and provide a copy of vendor's Certificate of Insurance, no less than 5 business days prior to start of work. GM is responsible for alerting the Shareholder if the vendor's COI does not meet EBAC requirements. If construction permits are required by law the Shareholder must provide copies of valid permits to the GM no less than 5 business days prior to start of work. Shareholder must notify the GM upon completion of work. EBAC Chief Engineer must inspect work for compliance with EBAC rules.

3. Remodel

Work that modifies infrastructure elements, including plumbing, electrical, gas, or ventilation, or opens walls, floors, or ceilings.

EXAMPLES

- Remodeling of bathroom or kitchen
- Installation of central air conditioning system

REQUIREMENTS: Shareholder must request approval from the EBAC General Manager. Approval to start construction requires proof of insurance from all vendors (excluding design professionals) including Subcontractors employed by

general Contractors. Issuance of applicable construction permits. Contractors must sign a waiver of lien. Review by EBAC Chief Engineer. Shareholder must notify the EBAC General Manager upon completion of work. EBAC Chief Engineer must inspect work for compliance with EBAC rules.

Section III

Contractor rules

1. All vendors are guests and will behave in a respectful manner, extending common courtesies to staff and shareholders. They will abide by all rules and regulations, refrain from playing loud music, make every effort to reduce dust, debris, and other messes in common areas, be mindful of tracking footprints throughout EBA, and consider how construction activities affect neighboring shareholders.
2. Other than emergency situations, construction work is only permitted from Monday through Friday, during the hours of 8:00am and 5:00pm. Construction is not permitted on Federal holidays. Access to the EBA is at the discretion of the General Manager. Management and Staff have the right to inspect work for compliance with EBAC rules and regulations. The General Manager has the full authority to stop any work that places an undue risk to the EBAC or deviates significantly from the agreed upon scope of work.
3. Construction access, including delivery of equipment and materials, is limited to the north entrance adjacent to the large garage doors.
4. Parking of light vehicles within the EBA garage is limited to available space and not guaranteed. Vehicle owners must surrender vehicle keys to EBA valet, and are responsible for paying cash parking fees daily.
5. Access to apartment by construction personnel is limited to the freight elevators, and service hallways.
6. Written permission, and coordination with the General Manager is required to remove an elevator hatch.

7. All construction personnel must surrender legally valid identification and sign-in at the basement security desk while they are working at the EBA.
8. Written approval from the General Manager is required to use EBAC dumpsters, trash cans, and any other EBAC waste removal services. Approval is limited to small amount of refuse or debris. Projects that necessitate larger amounts of waste removal are required to provide separate means. If space is available, a contractor may place a dumpster within the EBA's internal trash collection area, written approval is required and is at the discretion of the General Manager.
9. Disruption of any common services to including but not limited to plumbing requires written approval and coordination with the General Manager, as well as 48-72 hours notice to affected shareholders.
10. Historical fixtures, equipment, and architectural elements, to include but not limited to doors, light fixtures, radiators and covers, pedestal sinks, original trim, may be removed but must not be disposed of. Any elements of historic value which are removed must be delivered to the building staff for storage and reuse. Preserved historical elements are available for use on any project in the EBA at no charge. A member of the EBAC staff can provide contractor access to these items.
11. Drop cloths must completely cover corridor carpeting where materials are being moved that could cause damage in any way. Each evening the area outside the unit must be left in good condition. Materials and equipment may not be stored anywhere outside the unit. Construction personnel are required to clean any debris, messes, or dust from common areas daily.
12. Washing of paint brushes, within the guidelines of the City of Chicago, that do not pose a risk of damage to EBA property is permitted in the utility sink located in the craft room. A member of the EBAC staff can provide access to the craft room.
13. Cutting of messy material that can be safely and cleanly transported through service halls and service elevators is permitted in the craft room. A member of the EBAC staff can provide access to the craft room.

Section IV

Insurance requirements

A certificate of insurance must be on file with the management office for the sum of one million dollars for each contractor and sub-contractor. This must be presented to the General Manager before any work can be started. The certificate of insurance must list Edgewater Beach Apartments, the Board of Directors, and Draper and Kramer as additionally insured.

Be sure to contact the management office for an example of the certificate of insurance needed with the required wording.

Section V-1

Shareholder Acknowledgement page

I, undersigned, have received a copy of the Construction Rules for Edgewater Beach Apartments Corporation.

By signing this Construction Rules acknowledgement page, the undersigned shareholder(s) is/are aware that he/she or they are/is fully responsible for knowing and understanding the Contractor Rules set forth by the Edgewater Beach Apartments Corporation.

Date: _____

Shareholder's Name(s) _____

(Print Name)

(Print Name)

(Signature)

(Signature)

Apartment #: _____

Section V-2

Contractor Acknowledgement page

I, undersigned, have received a copy of the Construction Rules for Edgewater Beach Apartments Corporation.

By signing this Construction Rules acknowledgement page, the undersigned contractor(s) are fully responsible for knowing and understanding the Contractor Rules set forth by the Edgewater Beach Apartments Corporation.

Date: _____

Contractor's Name(s) _____
(Print Name)

(Print Name)

(Signature)

(Signature)

Apartment #: _____

Section VI

EBAC Construction Specifications

Construction Rules - Appendix C - Rules and Regulations - Edgewater Beach Apartment

••This page MUST be submitted to Management office before the construction/project can begin.

APARTMENT#:
SHAREHOLDER:
HOME TELEPHONE#:
MOBILE PHONE NUMBER & EMAIL.:

GENERAL CONTRACTOR:
ADDRESS:
CITY:
STATE:
MOBILE PHONE NUMBER & EMAIL ADDRESS:
FAX:
ATIN:

ARCHOTECT:
ADDRESS:
CITY:
STATE:
MOBILE PHONES NUMBER & EMAIL
E-MAIL:
FAX:
ATTN:

PLUMBER: ADDRESS: CITY: STATE:
MOBILE PHONE NUMBER & EMAIL ADDESS:
FAX:
ATTN:

ELECTICIAN: ADDRESS: CITY:
STATE:
PHONE NUMBER & EMAIL:
FAX:
ATTN:



TABLE OF CONTENTS

Installation Guide	page 1
Plumbing Requirements	page 2
Suds Zone Map	page 3
Washer/Dryer Rules & Regs	page 4
COI Sample	page 5
Washer/Dryer Install Hardware	page 6
Construction Rules/Packet	page 16



EBAC Washer/Dryer Installation Guide

Management has confirmed the following regarding EBAC washer/dryer installation:

1. EBAC Management identified suds zone drain and connection. (See Attached)
2. EBAC Rules and Regulations provided. (See Attached)
3. Construction Guidelines provided.
4. Construction Permits (Plumbing, Electrical) Permit received on: ____/____/____
5. Star rated, energy efficient machines highly recommended.
6. Washing machine flood stop. (See Attached Suggestions)
7. Stand Pipe or Laundry box. (See Attached Suggestions)
8. Drip pan.
9. Isolation of any vibrations.
10. Only ventless electric dryers are allowed.
11. *Pictures are required before and after any plumbing or electrical work done when installing a washer or dryer.*
Before: when all plumbing and electrical is exposed and ready to be worked on.
After: When all plumbing and electrical is completed and before walls are closed.
12. No washing machine on any floor (1-19) may drain into a kitchen drain.
13. Washing machines located on floors 3-19 may only be connected to a drain that is protected by a suds zone in compliance with City of Chicago Building Code for washing machines.
14. Washing machines on floors 1-2 do not need to be connected to a suds zone protected drain.
15. Management can identify the plumbing risers where washers can be connected.
16. Please locate your nearest suds zone (see attached suds zone map page 3)
17. Please read Rules & Regs (Page) regarding washer and dryer hook ups.
18. You and your contractor must fully read and sign the EBAC Construction Packet.
(Copies provided per request or see Building Link)

EBAC PLUMBING, ELECTRICAL & VENTILATION REQUIREMENTS FOR WASHER/DRYERS

Plumbing Requirements

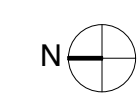
1. Hot and cold branch water supply piping to be installed per City code.
2. Waste and vent branch piping to be installed per City code.
3. Flood prevention requirements.
 - a. Washer flood stop detector with automatic shut-off control valve.
 - b. Galvanized metal washing machine outlet box with hot and cold water shut-off valve connections and washing machine waste discharge drain connection.

Electrical Requirements

1. Washer and dryer to be connected to dedicated appliance circuit per City code.
2. Electrician shall submit to Management circuit and electrical load analysis for proposed installation.

Ventilation Requirements

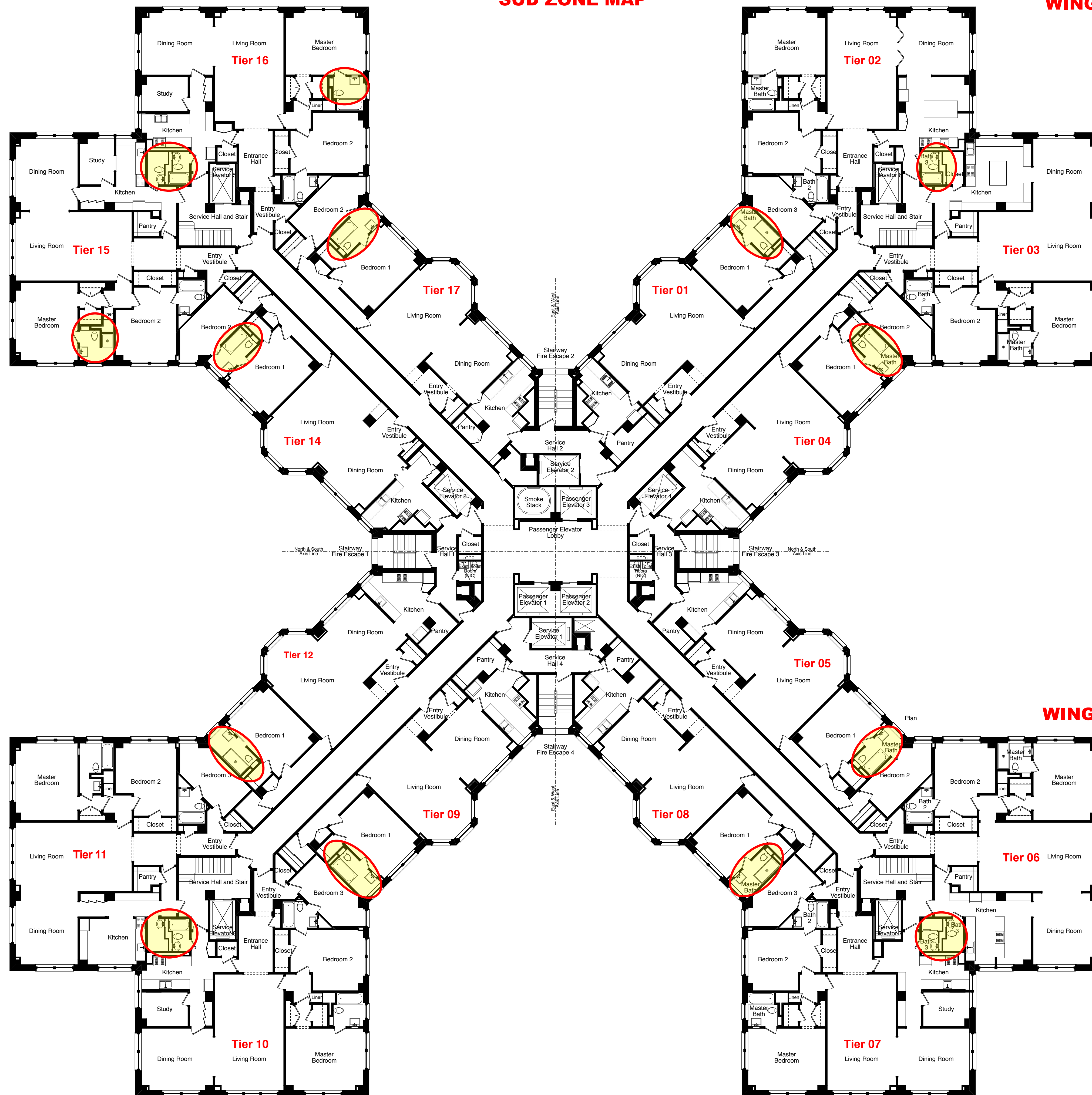
1. Gas dryers are strictly prohibited. All dryers to be electric ventless type.
2. All laundry closets or rooms to be ventilated per City code.
 - a. Washers and ventless dryers produce significant humidity. Trapped humidity may damage the interior floor, wall, and ceiling finishes, denigrate air-quality, and or lead to mildew and or mold to form in closets or small rooms.



WING 1

SUD ZONE MAP

WING 2



WING 3

WING 4



Edgewater Beach Apartments
owner



pappageorgehaymes partners
www.pappageorgehaymes.com

RULES & REGS

- **P. General Building Requirements**

- 1. APPLIANCES (WASHERS, DRYERS, GARBAGE DISPOSALS)**

- a. In accordance with EBAC Remodeling/Contracting Guidelines, installation of new and reinstallation of existing laundry facilities in apartments shall require management approval prior to installation, as well as inspection following the installation.**
 - b. Washing machines:**
 - **No washing machine on any floor (1-19) may drain into a kitchen drain.**
 - **Washing machines located on floors 3-19 may only be connected to a drain that is protected by a suds zone in compliance with City of Chicago Building Code for washing machines.**
 - **Washing machines on floors 1-2 do not need to be connected to a suds zone protected drain.**
 - **Management can identify the plumbing risers where washers can be connected.**
 - c. Only ventless electric dryers are allowed.**
 - d. All costs associated with the installation of in unit laundry facilities shall be borne by the shareholder.**
 - e. It is the responsibility of the shareholder to have electrical and plumbing work completed to City of Chicago Code and EBA Rules and Regulations.**
 - f. Failure to allow or pass management inspection to insure compliance with EBAC Rules and Regulations and installation guidelines (available in Management Office) along with code compliance will result in an order to remedy. Failure to comply will result in removal of the appliance at shareholder's expense and fines of one hundred dollars per day.**
 - g. In accordance with the City of Chicago Building Code which prohibits the connection of a garbage disposal in a drain with a grease trap, no apartment shall install or maintain a garbage disposal. Violation of this rule will result in an order to remove and fines of one hundred dollars per day until removal has been verified. Management may also, at the shareholders expense, implement removal of the garbage disposal.**

ACORD™ CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 02/01/2018												
PRODUCER ANDERSONVILLE - CENTRO HISPANO INSURANCE 5411 N CLARK CHICAGO, IL 60640		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.												
INSURED <div style="font-size: 4em; opacity: 0.5; transform: rotate(-15deg); position: absolute; top: 50px; left: 50px;">Sample</div>		<table border="1"> <tr> <td>INSURERS AFFORDING COVERAGE</td> <td>NAIC #</td> </tr> <tr> <td>INSURER A: ATLANTIC CASUALTY</td> <td></td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> </table>	INSURERS AFFORDING COVERAGE	NAIC #	INSURER A: ATLANTIC CASUALTY		INSURER B:		INSURER C:		INSURER D:		INSURER E:	
INSURERS AFFORDING COVERAGE	NAIC #													
INSURER A: ATLANTIC CASUALTY														
INSURER B:														
INSURER C:														
INSURER D:														
INSURER E:														

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR/ADD'L LTR	INSURER	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	X	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	L113003988	04/08/17	04/08/18	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
A		EXCESS/UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ \$ \$
A		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER	L113003988	04/08/17	04/08/18	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Edgewater Beach Apartments Corporation and its respective officers, agents, employees an (insert Shareholder name) and Sudler Property Management is/are listed as additionally insured with respect to liability arising out of work performed by the named insured. Insurance is primary and non-contributory and provides a waiver of subrogation in favor of the additional insured.

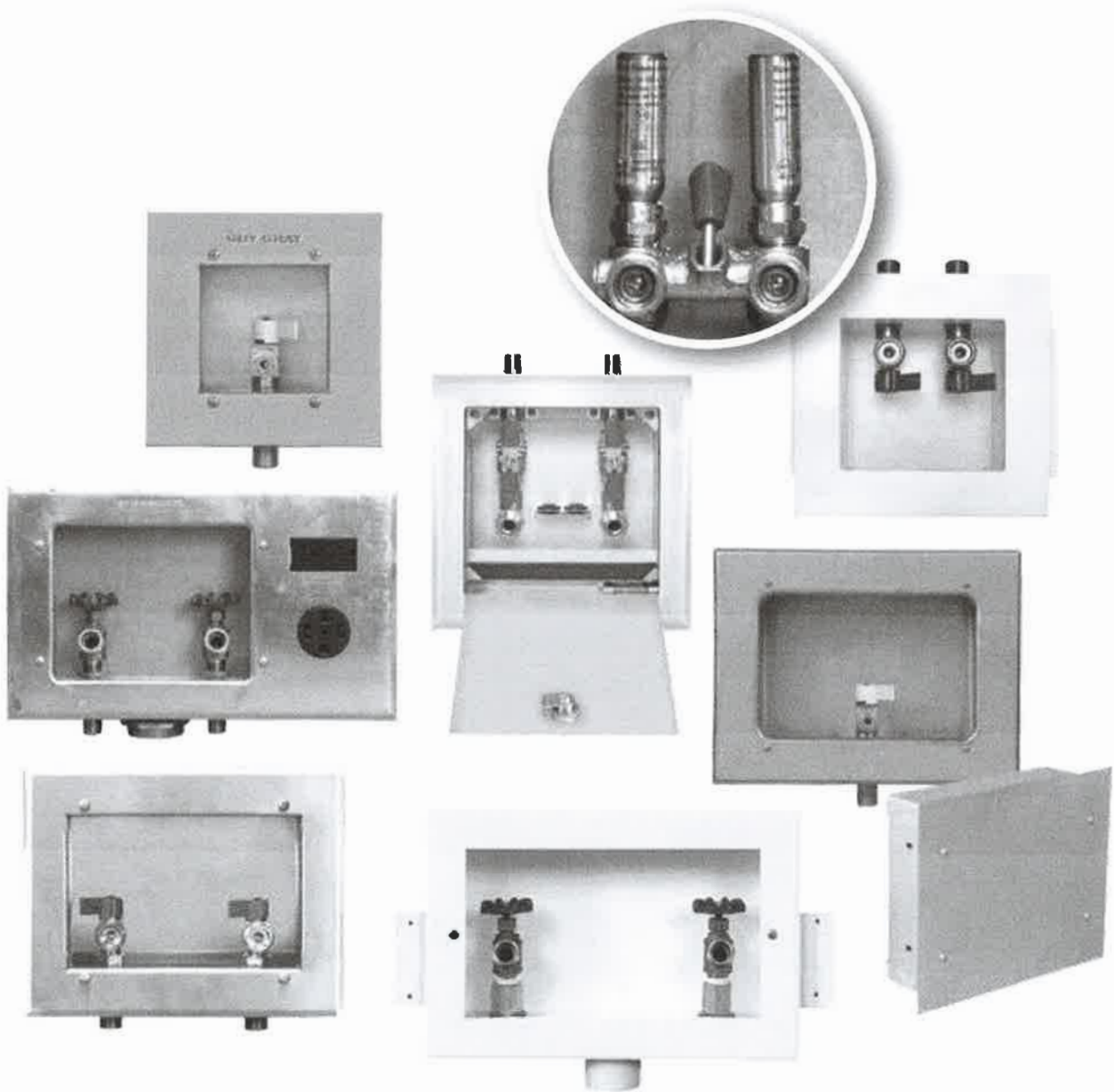
CERTIFICATE HOLDER Shareholder's Name(s) Shareholder's Apt. # 5555 N SHERIDAN ROAD CHICAGO, IL 60640	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>30</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE XAVIER ZINNINGER
---	--

The first-ever washing machine outlet box manufacturer

Starting with the original washing machine outlet box in 1958, the Guy Gray™ line has always featured innovative metal-box solutions to keep pace with an ever-evolving industry.

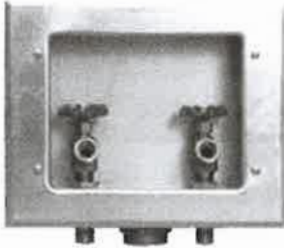
Now the first choice for all metal outlet boxes

What began as a handful of galvanized metal boxes is now an extensive, widely trusted product line – the industry's No. 1 choice in metal outlet boxes. Guy Gray™ also offers a wide range of domestic valves and fire-rated boxes.



CATEGORY 4

Center Drain Galvanized Washing Machine Outlet Boxes

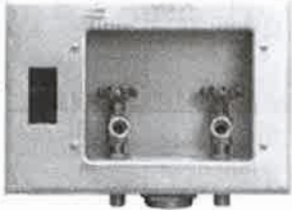


- 20-gauge box / 20-gauge faceplate
- G90 hot-dipped galvanized steel (Unpainted)
- Male threaded drain fitting & locknut included
- Rough opening: 10" W x 8 3/4" H x 3 1/2" D

- Faceplate dimension: 11 1/8" W x 9 1/2" H
- Domestic valves
- Unassembled
- 3/4" Hose outlet

Product Code #	Product Description	Model Number	UPC Barcode	Cubic ft./Case	Units/Case	Lbs./Case
82026	1/2" MIP/Sweat Conx. Valve, 1 1/2" Threaded Drain Fitting	B150	012181-820261	1.940	6	39
82032	1/2" MIP/Sweat Conx. Valve, 2" Threaded Drain Fitting	B200	012181-820322	1.940	6	39
82036	Top-mount 1/2" MIP/Sweat Conx. Valves, 2" Threaded Drain Fitting	BB200TS	012181-820360	1.940	6	41
81974	1/2" F1807 Conx., 2" Threaded Drain	B200X	012181-819746	1.940	6	39
81975	1/2" CPVC Conx., 2" Threaded Drain	B200C	012181-819753	1.940	6	39

Center Drain Galvanized Washing Machine Outlet Boxes with Duplex Receptacle



- 20-gauge box / 20-gauge faceplate
- G90 hot-dipped galvanized steel (Unpainted)
- Male threaded drain fitting & locknut included
- Duplex receptacle: 20 amp, 110 volt
- Available with GFCI Receptacle: 20 Amp, 125 Volt

- Rough opening: 12 1/4" W x 8 3/4" H x 3 1/2" D
- Faceplate dimension: 13 3/4" W x 9 1/2" H
- Domestic valves
- Unassembled
- 3/4" Hose outlet

Product Code #	Product Description	Model Number	UPC Barcode	Cubic ft./Case	Units/Case	Lbs./Case
82033	1/2" MIP/Sweat Conx. Valve, 2" Threaded Drain Fitting	BE200	012181-820339	2.280	6	45
82037	Top-mount 1/2" MIP/Sweat Conx. Valves, 2" Threaded Drain Fitting	BBE200TS	012181-820377	2.280	6	46
With GFCI Receptacle						
82633	1/2" MIP/Sweat Valves, GFCI Recpt.	BE200GF	012181-826331	2.280	6	45
82636	Top Mount 1/2" MIP/Sweat Valves, GFCI Recpt.	BBE200TSGF	012181-826362	2.280	6	46

WELD-ON
IPS CORPORATION

GUY GRAY
IPS CORPORATION

WATER-TITE
IPS CORPORATION

ROOF TOP BLOC
IPS CORPORATION

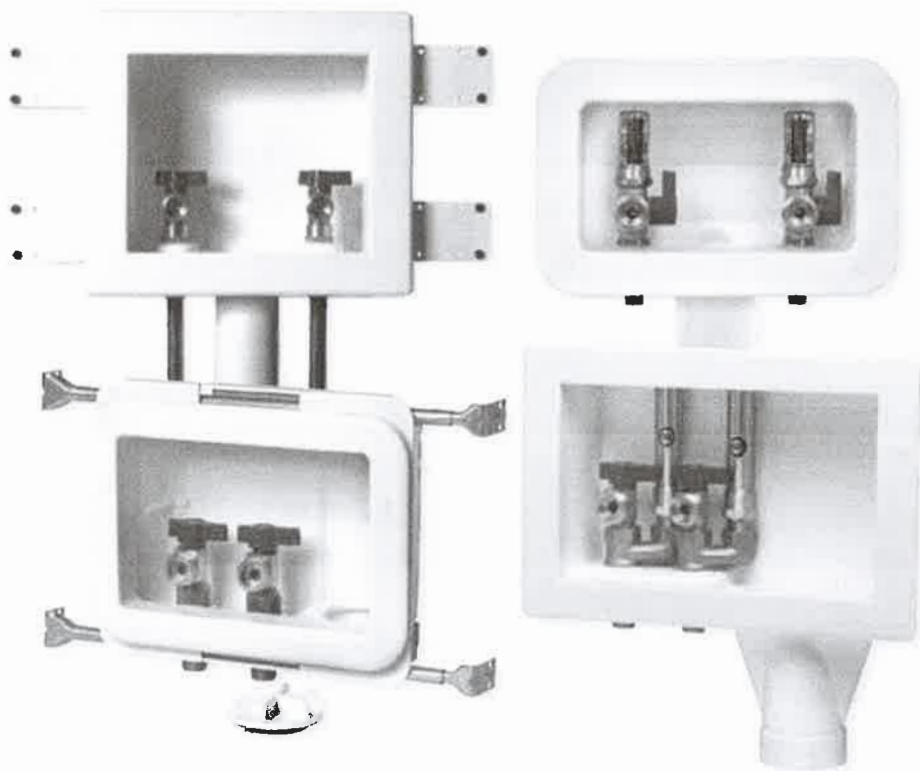
TEST-TITE
IPS CORPORATION

AB&A
IPS CORPORATION

STUDOR.
IPS CORPORATION

TRUEBRO.
IPS CORPORATION

Oatey®



Category 11

Supply Boxes

Oatey® supply boxes can be used in commercial or residential applications that require supply valves and waste drain recessed into the wall. Available water hammer arrestor option provides water pressure shock arrestors required for installation on supply lines to quick closing valves. Available in fire-rated, round and other configurations.



Double Outlet Washing Machine Outlet Boxes

Product No.	Description	Ctn. Qty.
No Hammer		
38673	Double Outlet, 1/4 Turn, Copper - Standard Pack	12
38398	Double Outlet, 1/4 Turn, Copper - Display Pack	4
38670	Double Outlet, 1/4 Turn, CPVC - Standard Pack	12
38674	Double Outlet, 1/4 Turn, F1807 - Standard Pack	12
38660	Double Outlet, Single Lever, Copper - Standard Pack	12
Accessories		
38650	Double Outlet, Plain Box, No Valves	12
38940	Double Outlet - Plastic Faceplate	12
38787	Double Outlet - Bracket Set	12



Metal Washing Machine Outlet Boxes

- Allows left or right hand drain.
- 2 metal support brackets.
- 2" drain opening – rubber coupling, solvent weld or threaded.
- Box made of 20 gauge steel.
- Dimensions: Box: 9" W x 6-1/8" H x 3-1/16" D
Faceplate: 10-7/8" W x 7-3/4" H

Product No.	Description	Ctn. Qty.
No Hammer		
38981	Metal, 1/4 Turn, Copper, 2" PVC Tailpiece - Standard Pack	1
38983	Metal, 1/4 Turn, Copper, 2" ABS Tailpiece - Standard Pack	1
38993	Metal, 1/4 Turn, Copper, 2" NPT Tailpiece - Standard Pack	1
38985	Metal, 1/4 Turn, Copper, 2" Rubber Tailpiece - Standard Pack	1
38979	Metal, 1/4 Turn, CPVC, 2" Rubber Tailpiece - Standard Pack	1
38982	Metal, Single Lever, Copper, 2" PVC Tailpiece - Standard Pack	1
38984	Metal, Single Lever, Copper, 2" ABS Tailpiece - Standard Pack	1
38986	Metal, Single Lever, Copper, 2" Rubber Tailpiece - Standard Pack	1
Hammer		
38995	Metal, 1/4 Turn, Copper, Hammer, 2" Rubber Tailpiece - Standard Pack	1
38996	Metal, 1/4 Turn, CPVC, Hammer, 2" Rubber Tailpiece - Standard Pack	1
Accessories		
38980	Metal, Plain Box, No Valves, or Tailpiece - Standard Pack	1
38975	Metal, Faceplate	1
38989	Metal, 1-1/2" Rubber Tailpiece	1
38988	Metal, 2" ABS Tailpiece	1
38987	Metal, 2" PVC Tailpiece	1
38990	Metal, 2" Rubber Tailpiece	1
38976	Metal, Brackets	1

STANDARD PACK: Faceplates are pre-assembled on box.
 CONTRACTOR PACK: Faceplates are NOT pre-assembled on box (but comes separately packed with the box).



Try Prime

Tools & Home Improvement

Deliver to Chicago 60660

Today's Deals Your Amazon.com Gift Cards

EN Hello, Sign in Account & Lists

Orders Try Prime

0 Cart

Tools & Home Improvement Best Sellers Deals & Savings Gift Ideas Power & Hand Tools Lighting & Ceiling Fans Kitchen & Bath Fixtures Smart Home



Tools & Home Improvement > Safety & Security > Household Sensors & Alarms > Water Detectors & Alarms



Click image to open expanded view

Floodstop for Washing Machines, FS 3/4-H90 Version 4

by FloodStop

174 customer reviews

| 59 answered questions

Amazon's Choice for "floodstop"

Price: \$173.00 & FREE Shipping. Details & FREE Returns

Get \$50 off instantly: Pay ~~\$173.00~~ \$123.00 upon approval for the Amazon Rewards Visa Card. No annual fee.

- This washing machine leak detector will detect a leak, sound an alarm, and automatically turn off the water supply to the washing machine to prevent further damage
 - Components: 90 Degree Motorized Ball Valves (Two valves, 3/4 inch Hose Threaded with union), Water/Leak Sensor (1.25" X 7.5"), and AC Power Adapter.
 - Prevent water damage from flooding and leaking washing machines
 - Easily installed in ten minutes and has a one year manufacturer's warranty
 - Four AA batteries can be used as backup or primary power supply
- > See more product details

Used & new (12) from \$159.78 & FREE shipping. Details



\$173.00 & FREE Shipping. Details & FREE Returns

Want it Friday, Aug. 16? Order within 19 hrs 43 mins and choose One-Day Shipping at checkout. Details

In Stock.

Qty: 1

Add to Cart

Buy Now

Ships from and sold by Amazon.com.

prime

Enjoy fast, FREE delivery, exclusive deals and Award-Winning movies & TV shows with Prime

[Click here](#) and start saving today with Fast, FREE Delivery

Gift-wrap available.

Deliver to Chicago 60660

Add to List

Share

Other Sellers on Amazon

Frequently bought together



Total price: \$336.38

Add all three to Cart

Add all three to List

\$173.00

Add to Cart

& FREE Shipping on eligible orders. Details

Sold by: Natural Green Products

\$183.95

Add to Cart

& FREE Shipping on eligible orders. Details

Sold by: Amazing Deals Online

Used & new (12) from \$159.78 & FREE shipping. Details

Have one to sell?

Sell on Amazon

These items are shipped from and sold by different sellers. Show details

- This item:** Floodstop for Washing Machines, FS 3/4-H90 Version 4 \$173.00
- Floodstop Individual Water Appliance Additional Water Sensor XS-01 \$16.45
- FloodStop Water Heater Auto-Shutoff Valve, FS3/4NPT, V4 Controller, Water Damage Prevention \$146.93

4 stars and above Sponsored

\$27.88

\$23.99

\$17.99

\$7.10

\$21.84

Ad feedback

What other items do customers buy after viewing this item?



New and Improved! Automatic Laundry Water Leak Detector & Shut-Off System with Auto Shut Off & NEW Mobile Phone/Tablet App Alerts for Washing Machine Outlets, Flood Stopping & Water Leak Detection

93

\$119.90



New Floodstop Washing Machine Valve Shutoff Kit FS3/4H v4 (Lead free) Inline Valves

18

\$174.13



Floodstop Individual Water Appliance Additional Water Sensor XS-01

45

\$16.45



FloodStop Water Heater Auto-Shutoff Valve, FS3/4NPT, V4 Controller, Water Damage Prevention

81

\$146.93

Special offers and product promotions

- 6 Month Financing:** For a limited time, purchase \$149 or more using the Amazon.com Store Card and pay no interest if paid in full within 6 months. Interest will be charged to your account from the purchase date if the promotional balance is not paid in full within 6 months. Minimum monthly payments required. Subject to credit approval. Apply now.

Have a question?

Find answers in product info, Q&As, reviews

Product description

Floodstop for Washing Machines, FS 3/4-H90 Version 4 OPEN BOX

Product information

Technical Details

Additional Information

Part Number	3688004	ASIN	B00PM9A3TC
Item Weight	3.1 pounds	Customer Reviews	174 customer reviews
Product Dimensions	13 x 9 x 5 inches		3.9 out of 5 stars
Item model number	FS 3/4-H90	Best Sellers Rank	#58,071 in Tools & Home Improvement (See Top 100 In Tools & Home Improvement) #39 in Water Detectors & Alarms
Batteries	4 AA batteries required.		
Size	one-size		
Color	grey	Shipping Weight	3.1 pounds (View shipping rates and policies)
Material	Brass, Plastic	Date First Available	September 14, 2004
Voltage	110 volts		
Item Package Quantity	1		
Batteries Included?	No		
Batteries Required?	No		
Battery Cell Type	Alkaline		
Description Pile	AA		

Warranty & Support

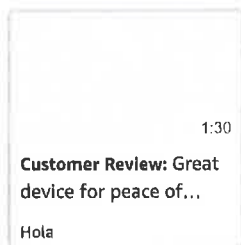
Manufacturer's warranty can be requested from customer service. Click here to make a request to customer service.

Feedback

If you are a seller for this product, would you like to suggest updates through seller support?

Would you like to tell us about a lower price?

Related video shorts | Upload your video



Your medication, delivered



Learn more >

Customer Questions & Answers

See questions and answers

Automatic Washing Machine Water Shutoff Valve

Shutoff valves can save you from the nightmare of repairs due to water damage, and will save you money by preventing that water damage. The Watts IntelliFlow™ Automatic Washing Machine Water Shutoff Valves with Leak Sensor are used in residential applications to protect against potentially catastrophic water damage due to a burst inlet hose connected to a washing machine - whether in use or unattended. For more automatic shut-off valves for washing machines, water heaters, and icemakers, [click here](#).



*Series A2C-M
Automatic Washing Machine Water Shutoff Valve*

The Watts IntelliFlow™ Automatic No. 2 (A2C-M) is equipped with a state of the art electric current sensing device. When the washer is turned on, the device senses the current flow to the washer and opens the valves.

Upon completion of the full wash cycle when the washer shuts off, the device will sense the lack of current and close the water valves. Such automatic operation helps protect against a water damage repair situation should a washing machine inlet hose burst while the machine is unattended.

When the shut-off valves are left on, the constant water pressure can cause hose fatigue. This can increase the potential for leakage or a burst hose.

For added protection the leak sensor will sense any leaks during the wash cycle and automatically shut off the water valves to help prevent flooding & potential water damage if a leak occurs. The electrical power to the washing machine will not be turned off, only the water valves.

- *OR* -

A2-IntelliTimer

Model Name	Description	Price & Quantity
<u>A2-IntelliTimer</u>	A remote timer which allows the IntelliFlow™ to be used in applications where a combination washer/dryer is 220 VAC powered. Activation of the push button on the timer causes current flow, which is detected by the IntelliFlow™ which then actuates the solenoid valves, allowing water to flow to the washing machine. This also begins a timing sequence of two hours, which, upon its completion de-energizes the IntelliFlow™.	\$239.99 <input style="width: 50px;" type="text" value="0"/>

- *OR* -

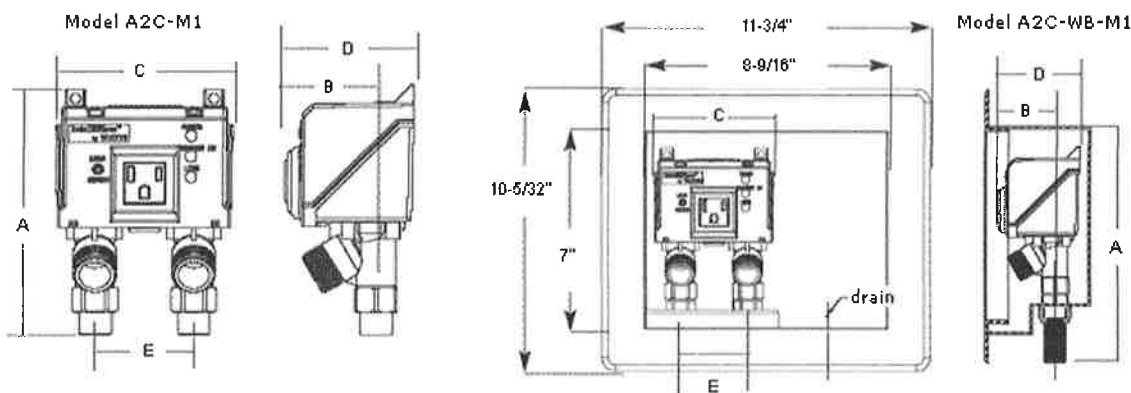
Accessories

Model #	Description	Price & Quantity
A2C-LS	Replacement leak sensor	\$70.08 <input style="width: 50px;" type="text" value="0"/>
WWB	Replacement Watts Box Frame ONLY for A2C-WB-M1)	\$62.70 <input style="width: 50px;" type="text" value="0"/>

- *OR* -

Dimensions/Weight:

Model	A	B	C	D	E	Weight
A2C-M1	6"	2 1/8"	4 1/4"	3 1/32"	2 3/8"	2.0 lbs.
A2C-M1-WB	8"	2 1/8"	4 1/4"	3 1/32"	2 3/8"	3.5 lbs.



Easy Installation:

The Watts A2C-M1 IntelliFlow™ comes equipped with 1/2" (13mm) sweat adapters to receive tubing. Either connection may be used for the hot or cold water supply because the A2C-M1 is equipped with long wearing Buna-N diaphragms for long life. Water supply connections are

IntelliFlow™ A2C-M Specifications:

- UL listed
- Maximum Pressure: 150psi (10 bars)
- Maximum Temperature: 180°F (82°C)
- 115VAC, 15A, 60Hz
- Cord: 15ft
- Current draw (with appliance off): 20mA
- Maximum appliance current rating: 15A
- Circuit breaker requirement: 15 amp. GFI *

* It is suggested that the electrical power source be ground fault protected.

Please Note: The IntelliFlow™ is not compatible with washing machines or combination washer/dryers that are 220VAC powered. In order to use the IntelliFlow™ with 220VAC powered appliances, you'll need to use it with the IntelliTimer. The Watts A2-IntelliTimer is a remote timer which allows the IntelliFlow™ to be used in applications where the washing machine or a combination washer/dryer is 220 VAC powered. Also, always follow the instructions (included with your package) from the manufacturer for proper maintenance and operation to ensure that your home is safe from flooding. While **all** man-made products will eventually fail, with proper maintenance you can make sure your safety device has a long life!

IntelliFlow™ Systems

Model #	Size	Description	Price & Quantity
A2C-M1	1/2"	Surface mount system - solder - with leak sensor	\$336.69 <input type="text" value="0"/>
<u>A2C-WB-M1</u>	1/2"	Recessed mount with wall box - solder and/or thread - with leak sensor	\$360.96 <input type="text" value="0"/>

- OR -

Retrofit Kits

(for use with the A2C-M1 and A2C-WB-M1 valves shown above)

Model #	Size	Description	Price & Quantity
<u>KA2-BD</u>	1/2"	For straight or angled shutoffs - includes glue - click here for parts breakdown	\$123.71 <input type="text" value="0"/>
<u>KA2-A</u>	1/2"	Standard surface mount	\$123.71 <input type="text" value="0"/>
<u>KA2-R</u>	1/2"	To adapt to existing wall box with single lever washing machine valve	\$123.71 <input type="text" value="0"/>