Decatur Renaissance Condos
Water incident 9/25/18

A water incident occurred on 9/25/18 at 5:00 pm. The incident was discovered when a passerby (Kathy Allen) in the hall outside unit 507 heard an alarm beeping sound coming from that unit. She immediately called building manager, Amy Crosby. Amy called the owner of unit 507, Bill Brandt, while on the way to investigate the alarm sound. On entering unit 507, Amy heard the alarm sound.

Checking inside the AC - WH closet, and in phone conversation with Bill, Amy discovered the alarm sound was coming from a water detection sensor located inside the closet. Water was found first inside the AC cabinet in front of the filter, and then inside the black WH pan under the water heater. The water sensor detected the water inside the pan and sounded the alarm.

Finding no visible source for the water and suspecting it may be coming from above unit 507, Amy proceeded to investigate unit 607. At unit 607 the owner, Priscilla Eichelberger, was home and having heard the alarm from 507, was also investigating a water leak in her AC - WH closet. She reported hearing the alarm from the unit below around 5:00 pm.

In unit 607, Amy found that the AC condensation line had become clogged and that condensation water was leaking from the AC unit onto the concrete floor of the closet. From there the water found the AC pipe passage hole from the floor of 607 down to lower stack units, following the copper Freon pipes, with black rubber insulation that surrounds the pipe, into the top of the AC cabinet of unit 507. Once inside the AC cabinet in unit 507, the water ran onto the concrete floor as well as into the 507 WH pan triggering the 507 owner's water sensor alarm that was heard in the hallway and reported to Amy.

Amy used 2 CO2 cartridges to clear the AC condensation line in unit 607 thus stopping the leak. She then cleaned up the water on the floor in units 607 and 507.

Summary

Water source: AC condensation line clog in 607

Water destination: 607 floor, 507 AC cabinet, 507 floor and WH pan.

Water path: AC Freon pipes and pipe insulation from 607 to units below 607 (or maybe just the pipe passage hole in the floor of 607 where water, drain, and HVAC pipes pass down into 507 - see below) . Note that the leak was found in 507 because of the water detection alarm, but could potentially be also in lower units of stack 07 as AC Freon lines run through 607 to all lower stack units, except 107.

Damage: None

Resolution: Cleared condensation line in 607. Cleaned up water in 607 and 507.

Future preventive measures: Condensate cut-off devices, water detection alarms.

Additional considerations: Lower stack units could have had water from 607 carried along Freon pipes and insulation. Only 507 was checked.

Other considerations:

Why did WH pan in 607 not collect condensate water? Answer from Amy: The drip from the 607 AC was out of range (too far over) and unit owner 607 (Pricilla) caught the leak quickly after hearing the alarm. On hearing the alarm below, she opened the AC closet to find the issue. The alarm started around 5:00 pm and Amy arrived at 5:25 pm.

Is Freon pipe and/or insulation the likely transport to lower units? Answer from Amy: No, I believe all of the pipes are the transport. Perhaps we can see if caulking has failed or needs to be added. There must be a somewhat significant opening if Pricilla could hear Amy's voice from 507 while inside the AC Closet in 607. If so, can that be remediated?