

Waste Drainage System Information

Overview

The system installed in our building is a Cast Iron Sovent System. It was designed and patented to improve plumbing performance in large, high-rise properties and is found in many hotels, a number of condominiums, and other tall buildings.

The Sovent system accomplishes the functions of waste drainage and venting in a single stack instead of employing the traditional two-stack system. While the Sovent system provides both cost and performance benefits over a traditional system, it can, like a traditional system, be subject to blockages and diminished performance due to some end-user practices.

Practical Guidelines

The following guidance is provided to assist you in avoiding costly and inconvenient problems with the plumbing system:

1. Never flush anything but toilet paper down your toilet. Wipes that claim to be "flushable and disposable" are not and there are many recent articles that speak to the damage done to sewer systems by these types of products. Wipes can get caught in our collection boxes and cause very hard to remove clogs. So, please, no wipes, no dead animals, no construction debris, no food stuff, etc. Also, please let your cleaning person know of these restrictions.

2. Do not dump cooking grease or oil down the drains or into your garbage disposal. We have not highlighted this problem before, but, over time, the accumulation of grease or oil in the system degrades the ability to effectively drain the waste and simultaneously vent the system through the single stack. To address this issue, please follow these guidelines:

- If there is a minimal amount of grease or oil left in your pan, wipe the pan out with a paper towel and throw the towel in the trash.
- For the disposal of larger amounts of grease or oil, we recommend that you use a disposable container (with a cap/lid) to collect the grease/oil over time (perhaps a plastic juice bottle with a large mouth). You can use the container multiple times before disposing of it.
- Do not throw your container down the trash chute. We have a trash compactor and this would only serve to spread the grease/oil all over our bins and possibly on our floors.
- Leave your container on the trash room floor and our housekeeping staff will remove it and dispose of it safely. The garbage disposal should only be used to dispose of food waste...not grease/oil. If you would like to try composting, please contact Barbara Valeri at bhvaleri@yahoo.com.

3. Our maintenance personnel treat our plumbing system's main vertical pipes with enzymes every other month. We advise residents who are experiencing issues with their drains,



such as gurgling, to use Zep's Zep-O-Zyme liquid waste system treatment on the drain frequently during a six-month period and once a month thereafter. Harsh chemicals should not be used. They can be hazardous to you as well as damaging to the system. If you have any questions about what to use and how, please contact the front office.

The manufacturer of our Sovent system agrees that the condition and health of our system will be determined by end-user practices and that problems will only recur or continue if practices contributing to the problems are not changed.

