

CASE STUDY

HOTEL PLUMBING SYSTEM LESSENS NOISE TO ADD COMFORT

MSI Mechanical Systems, Inc. with Marriott Hotels

Hillsboro, OR

Established: 1986

To be considered one of the best hospitality companies in the world, businesses have to pay close attention to details and continually look for ways to improve services and procedures from reservations to building practices. This includes providing excellent service, clean quiet rooms with many amenities, and comfortable beds.

One of the top companies in the hospitality industry is Marriott International, Inc. Its heritage can be traced to a small root beer stand opened in Washington D.C., in 1927 by J. Willard and Alice S. Marriott. Today, Marriott International has nearly 2,400 lodging properties located in 50 states and 63 countries and territories.

Marriott Lodging operates and franchises hotels under the following brands: Marriott; Renaissance; Courtyard; Residence Inn; Fairfield Inn; TownePlace Suites; SpringHill Suites; The Ritz Carlton; and Ramada International.

To remain one of the market leaders, Marriott is continually developing new hotels and investigating new business practices. One of many properties Marriott opened in recent years was a Courtyard in the Portland area in Oregon. The Courtyard has six floors with 202 rooms, whirlpool, indoor pool and exercise room. Its appearance resembles more than 400 existing Courtyards, with spacious rooms, comfortable sitting areas, large work desks with reach-anywhere telephones, cable TV, and in-room coffee service.



However, the Portland property has one important difference. According to Robert Trout, vice president of MSI Mechanical Systems, Inc., Hillsboro, Oregon, the hotel's rooms are a little quieter and the plumbing system is more reliable than other properties.

"We installed a plumbing system that will minimize the sound of running water and will perform for many, many years," said Trout. "This can be extremely important for guests who do not want to hear their neighbor's water running late at night or very early in the morning, let alone the banging of metal pipes. A quiet plumbing system can add comfort to a person's stay."

Established in 1986, MSI Mechanical is one of the leading commercial plumbing contractors in the Portland area, with more than 60 employees.

Prior to installing the plumbing systems for the Courtyard Portland, MSI Mechanical provided the plumbing system for two Fairfield Inns in the Portland area, Portland South/Lake Oswego and Portland West/Beaverton. Both Inns have four floors and more than 100 rooms. In each of those Inns and in other commercial properties around Portland, MSI Mechanical has installed a FlowGuard, Gold® CPVC rigid plastic plumbing system.

A Quiet Solution

"Back in 1993, we were looking for an alternative to copper. We wanted to find a plumbing material that would be quieter, not sweat and provide long-term performance," said Trout. "When we heard about CPVC, we were very skeptical, but we decided to try it and we're glad we did. We have never had any problems with the FlowGuard Gold® system. I can't say that about copper. We found that the CPVC plumbing system offers better insulation, lower material cost and energy savings for the owners."

"The thermoplastic properties of CPVC systems offer a quieter system because the material provides less resonance than metal plumbing systems, reducing the sound of running water and the potential of the pounding noise of water hammer, which can make guests very unhappy."

Unlike copper piping materials, the insulation properties of CPVC plumbing systems reduce condensation and "sweaty pipes." The material helps hot water stay hotter and cold water stay colder than copper. Less energy is lost through the wall of the pipe, saving the owners of commercial properties money on heating and cooling bills and virtually eliminating sweaty pipes.



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Type of Construction:
Hotel/Motel

Installation Type:
New

FLOWGUARD GOLD®
PIPE & FITTINGS
NOT A DROP OF DOUBT.

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With this knowledge, MSI Mechanical bid on the Portland project with copper pipe in the specification set by the architect firm. After winning the bid, Trout convinced the Marriott to change the specification to CPVC.

Trout said, "We convinced them that we could provide a quieter, more reliable system, which meets all the major plumbing codes with a long history of proven performance. As a progressive company, they saw the merit in our proposed plumbing system upgrade and changed the specification to CPVC."



Exceeds Drinking Water Codes

FlowGuard Gold® CPVC plumbing systems comply with all model codes including International Plumbing Code, International Residential Code, BOCA National Plumbing Code, Standard Plumbing Code, Uniform Plumbing Code, CABO 1- and 2- Family Dwelling Code and Canadian Plumbing Code.

In addition, CPVC systems meet ANSI/NSF Standard 61 for drinking water quality with no pH level restrictions. Unlike copper, CPVC systems maintain their properties in acidic conditions. Even in aggressive soil and water conditions, these thermoplastic pipes maintain a pristine level of water quality coming into the property.

"The ability to maintain high quality drinking water is extremely important to us in Oregon. Aggressive water caused the copper plumbing system to fail at a hotel in Newport (Oregon)," said Trout. "In fact, the copper pipe began to leach into the water. The metal plumbing system had to be replaced, which was very costly. That won't happen with FlowGuard Gold® plumbing systems."

MSI Mechanical completed the Courtyard Portland project within 11 months. The five-man crew from MSI Mechanical applied the same techniques to install the CPVC system as copper, but without the torches and heavy equipment.

"Without torches, we were able to work around the other trades, which helped everyone stay on schedule. Plus, without soldering, the CPVC system eliminated the potential of fire and pressure leaks at the joints. The installation process allowed our crew to move at a very fast pace, saving us time and the owners money on labor and material," said Trout.

When the Courtyard Portland-North Harbor opened, guests didn't even think about the plumbing system, because it's so quiet.

Since Lubrizol's development of CPVC plumbing systems over 45 years ago, more than three (3) billion feet of CPVC pipe has been installed in homes, condominiums, buildings, apartments and hotels, including twelve (12) million homes. For more information on the FlowGuard Gold® plumbing system, including pipes, valves, joining cement, caulks, sealants and tools, call 1-888-234-2436, X7393, or visit www.flowguardgold.com.

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