

# CASE STUDY

## MASSACHUSETTS CONTRACTOR SWITCHES FROM COPPER TO CPVC TO KEEP BRITTANY PLACE CONDOMINIUM DEVELOPMENT ON BUDGET

**BP Plumbing**  
*Saugus, Massachusetts*  
*Established: 2007*

### Owner and Crew Even Install FlowGuard Gold® CPVC Pipe and Fittings in Their Own Homes

In the contracting business, when the cost of materials rises dramatically, contractors are often left to find creative ways to remain within the original budget if they are going to keep hold of a project. That was the dilemma encountered by Scott Phelan, owner of BP Plumbing, a contractor specializing in single-family new construction in Saugus, Massachusetts, when he and his crew began work on a condominium complex in Everett, Massachusetts, just north of Boston.

Brittany Place is a single structure, 97-unit new development complex rising five stories, a somewhat unusual development for this part of the country where multiple structures are standard within condominium complexes. But what isn't so unusual is that Brittany Place fits with the growing trend of Bostonians moving to condominiums outside the city to avoid the high cost of living within city limits as well as the high price tag on new home construction.



When Phelan originally estimated the project cost using copper for the plumbing system, the price of copper was considerably lower at the start of the project. With the significant increase in copper costs, Phelan found that he and his crew would not be able to perform the installation for the amount he had originally estimated. For Phelan to keep the project, the rising cost of copper dictated finding an alternative material to remain within budget.

"Copper prices went through the roof," Phelan said. "Had I not used CPVC plumbing, I would not have been able to complete the job within budget, and it's likely that I would have lost the job before even getting started."

A first-time user of CPVC pipe and fittings, Phelan turned to the FlowGuard Gold® CPVC plumbing system to maintain his budget while still using a high-quality product. "FlowGuard Gold CPVC was a way to get the budget back on track for my business and the developer. Using FlowGuard Gold pipe and fittings instead of copper allowed my crew and me to easily install a reliable and efficient system that I felt confident about. Furthermore, I was able to keep the project on schedule, which kept the developer happy and also was an important factor in keeping within budget."

Because Phelan says FlowGuard Gold CPVC was so easy to install, he was able to use a smaller crew to get the job done. Additionally, the solvent joining system eliminates the need to solder pipe joints, saving time and reducing labor costs.

"Not needing a great deal of manpower to get the job done was a big help," Phelan said. "I've got a small team, so being able to install the system easily and quickly was a great benefit for me."

During Phase I of the project, Phelan and his crew installed more than 10,000 feet of FlowGuard Gold pipe in Brittany Place. For the main water lines, he used Corzan® piping available in a wider diameter, adding another 2,000 feet of CPVC to the project. For Phase II, he expects to use similar lengths of FlowGuard Gold and Corzan piping.

"I was very pleased with the product's performance," said Phelan. So pleased, in fact, that Phelan is currently in the process of installing FlowGuard Gold pipe and fittings in his own cottage. "What better way can I say to my customers that I'm using quality materials than installing them in my own home."



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**Type of Construction:**  
Residential - High Rise

**Installation Type:**  
New

**CORZAN®**  
PIPING SYSTEMS  
**FLOWGUARD GOLD®**

# CORZAN

## FLOWGUARD GOLD

According to Phelan, several crew members were so impressed with the CPVC plumbing system that they also opted to install it in their own homes.

Quality and cost effectiveness are top priorities for Phelan. "I won't use an inferior product just because it's less expensive. I have to know it's reliable and will withstand the test of time." That's why it was important to Phelan that the CPVC used in a FlowGuard Gold plumbing system has a nearly 50-year successful track record in both the lab and the field.

Efficiency is also an important factor for Phelan, so he was pleased to learn that a FlowGuard Gold plumbing system is significantly more energy-efficient than a copper system. CPVC pipes retain heat better than metal, maintaining water temperature and saving money on water heating costs.

The same insulating qualities that make CPVC more energy efficient also help to minimize condensation and noise. An NSF International test, for instance, proves that FlowGuard Gold piping is four times quieter than copper in its ability to reduce water flow noise. Plus, it virtually eliminates water hammer.

Another benefit of the FlowGuard Gold system over metal is its resistance to corrosion and scale. CPVC will not develop pinhole leaks as metal pipes often do, and the lack of scale build-up means water pressure is always at its maximum capacity throughout the life of the system.



To learn more about FlowGuard Gold pipe and fittings, Phelan attended FlowGuard Gold CPVC University in Cleveland, a classroom and lab experience that provides hands-on training for proper installation of the plumbing system. He said it was another factor that made him comfortable using the product. "I had already been using FlowGuard Gold pipe and fittings on the project when I was invited to attend the university. I gained a better understanding of the product and felt even more at ease about using it having seen firsthand the rigorous product quality testing. It was a good experience."

Since Lubrizol Advanced Materials, Inc. (as part of BFGoodrich Performance Materials) developed CPVC plumbing systems over 45 years ago, more than four billion feet of CPVC pipe has been installed in homes, condominiums, buildings, apartments and hotels, including more than 12 million homes. For more information on the FlowGuard Gold plumbing system, including pipes, valves, joining cement, caulks, sealants and tools, call 888-234-2436, x447-7393, or visit [www.flowguardgold.com](http://www.flowguardgold.com).

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