Church Protection

December Newsletter

United Christian Insurance Group

Cold Weather Freeze-Up

Cold weather freeze-ups can cause vital fire protection systems to malfunction. Cold temperatures can also cause piping to burst which may result in major water damage to buildings, contents, and equipment. Pipes bursting can also impair automatic sprinkler systems and leave a major portion of your facility without fire protection. A fire during this situation may result in a major interruption to your business and a huge loss.

In the interest of maintaining your property, building owners and tenants must be aware of cold weather and freezing temperatures. All key personnel should be aware of freeze protection and emergency preparedness procedures.

Additional proactive actions include:

Building temperature should be maintained @ 40° F or higher, monitored and documented

- Perform freeze protection inspections and be cognizant of shutdown procedures
- Have the contact information for plumbers, electricians, restoration companies and contractors on file
- Pre-emergency planning for fire, water damage and snow removal should be established
- Boilers, furnaces, heaters and flues should be serviced regularly
- A no smoking policy should be strictly enforced
- Any flammable or combustible liquids should be safeguarded

Water Supplies

- Tanks should be leak free and pressure should be checked
- Water temperature should remain at 42°F or above
- Fire hydrants checked for proper drainage by outside contractor or water department
- Buried sprinkler control valves and valve pits should be marked in the event of heavy snowfall
- Fire pump room should not drop below 70°F
- Post indicator valve, OS&Y valve, and test header to pump inspected regularly

Wet Pipe Sprinkler Systems

- All areas of buildings with sprinkler systems should maintain temperature of 40° F or above
- Cold weather valves should be closed while all others should remain open
- Windows, skylights and doors should be in good condition and sealed tightly
- Check temperatures with thermometer

Dry Pipe Systems

- Dry lines should be checked for proper drainage as trapped water can freeze and cause breakage
- Check drains located in cold places for freezing
- Dry-valve clapper should be properly set with temperature maintained at 40°F or above
- Low air pressure alarms should be provided, calibrated and connected to constantly attended location
- Low pressure switches should be set at 5 psi which is above trip point of dry pipe valve
- Air pressure checked regularly with records maintained to indicate normal pressure
- Air drying equipment available to supply air to system as designed

****Never attempt to thaw piping using a blow torch or open flame****

*****In the event of a loss, please contact Heffernan Insurance Brokers at 800-234-6787 as soon as possible**

For more information on freeze protection, winter weather precautions, or any additional safety information, please log on to www.losscontrol.com or call Heffernan Insurance Brokers at 800-234-6787.

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