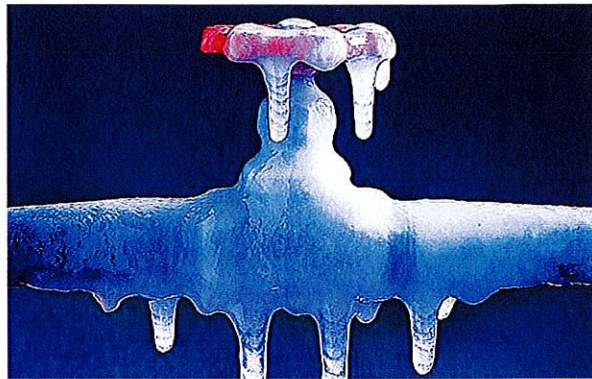


Preventing Frozen Pipes



Don't let your pipes burst. Avoid frozen water pipes with a little planning and a few simple steps for your domestic water lines, heating and cooling systems and sprinkler systems.

Before It Freezes

- Seal / Caulk windows, doors, electrical outlets and ensure weather-stripping is in good condition
- Insulate wall cavities
- Insulate water pipes exposed to cold temperatures or drafts
- Maintain heating equipment according to manufacturer recommendations
- Inspect filters and piping for obstructions (dust, sludge, etc)
- Verify that dampers, vents and valves are in the proper positions, allowing for adequate air movement / water flow

Consider monitored low temperature alarms in strategic locations to provide warning prior to freezing conditions. Inspect daily the unoccupied buildings susceptible to cold temperatures, drafts, dampness, and water staining. Areas such as vacant tenant spaces, mechanical rooms, sprinkler rooms, concealed spaces tend to be forgotten about. Maintain a log of all inspections.

Know the locations of all water system piping. Are lines contained in wall cavities or ceiling spaces that may experience colder temperatures than adjacent rooms?.

Keep portable electric heaters available. Note: Portable heaters should only be used as a last resort and a temporary solution. Ensure extension cord use is limited, heaters have tip-over protection, and a thermostat.

During Freezing Weather

- Allow water to trickle slowly from faucets during abnormally cold weather. This helps prevent pipes from freezing.
- Areas with domestic water lines: Don't set thermostats (including vacant areas) lower than 13°C (55°F).
- Buildings Equipped With Fire Sprinkler Pipes:
 - Areas with wet system sprinkler system piping (including sprinkler valve rooms for wet and dry systems) must be maintained at a minimum of 5°C (40°F) to be in accordance with fire code requirements intended to prevent freezing lines.
- Open cabinet doors and run fans to allow warmer air to circulate around the plumbing (where piping is situated within enclosed vanities along exterior walls).

Response

Consider monitored liquid sensors in strategic locations to provide early detection of leaks. Know the location of all isolation valves and the areas they service. By doing so, this should facilitate a prompt response, reducing time required to stop the flow. Plot locations on floor plans and identify valves located in concealed spaces by using colour-coded stickers or tags. Keep tools and supplies required to shut valves readily available at all times.
