

Freeze-Ups Checklist: During Cold Weather Season

Monitor temperatures every few hours in vulnerable areas. This can be done by regular watch tours or by providing low-temperature alarms that are connected to a constantly attended location.	
Verify that water-filled sprinkler piping is maintained at a minimum temperature of 40°F.	
Inspect valve enclosures for pre-action and deluge valves on a daily basis to verify minimum temperature of 40°F.	
Provide approved portable heaters for vulnerable areas that might fall below 40°F.	
Provide heat or steam tracing for exterior piping that contains liquids subject to freezing.	
Use tarps to erect temporary windbreaks. For a permanent windbreak, consider planting evergreen trees and hedges upwind (prevailing winter wind direction) of vulnerable buildings and equipment.	
For pipes that are vulnerable to freezing, open water faucets slightly to let them drip in order to keep water flowing. Ice may still form, but the open faucet helps prevent the pipe from bursting by allowing relief for any built up pressure.	
If pipes freeze, turn off the water supply and thaw or repair damaged piping.	
Do not use open flame devices to thaw frozen pipes or equipment.	
Verify that all fire protection equipment is in service.	
Constantly monitor any boilers or other heating systems that must remain online.	
Keep names and phone numbers of your heating contractor, plumber and fire department easily accessible.	