

PREVENTING WATER DAMAGE FROM FROZEN PIPES

INSPECTOR NAME: _____ Date: _____

FROZEN PIPE PREVENTION CHECKLIST

PREVENTION STRATEGIES

1	<p>Inspect the building to determine if additional insulation is needed. The following are common areas of a building that are the most susceptible to freezing:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Attics <input type="checkbox"/> Basements <input type="checkbox"/> Crawl spaces <input type="checkbox"/> Exterior walls <input type="checkbox"/> Warehouses/Isolated storage areas
2	<p>Inspect and test building systems to include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Boilers <input type="checkbox"/> Furnaces <input type="checkbox"/> Hot water heaters <input type="checkbox"/> Temperature monitors <input type="checkbox"/> Water detection devices <input type="checkbox"/> Water flow meters
3	<p>Protect fire suppression systems</p> <ul style="list-style-type: none"> <input type="checkbox"/> Antifreeze for fire sprinkler system should be tested for the proper concentration <input type="checkbox"/> Dry pipe fire sprinkler systems should be fully drained <p><i>Note: Fire protection systems are dependent on the ability of water to freely flow when activated. Wet piping systems that are subject to cold temperatures must be sufficient heated to prevent freezing; therefore, it is imperative to properly maintain the fire protection systems to ensure that they will work when needed.</i></p>
4	Consider conducting an infrared survey to identify air drafts and other vulnerable areas to freezing exterior temperatures.
5	Seal the building envelope with caulk, spray foam sealant, or other materials to keep cold drafts out.
6	<p>Insulate and/or provide approved heat tracing for water-filled pipes located in exterior walls or unheated spaces.</p> <p><i>Note: To reduce the risk of fire, use only UL listed heat tracing and ensure that they are in good condition.</i></p>
7	Keep water lines warm and moving.
8	Drain any piping that is not required during the winter months.
9	<p>Consider purchasing the following monitoring and/or sensing devices:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Temperature monitoring devices for the building <input type="checkbox"/> Water flow monitoring and shutoff devices <input type="checkbox"/> Water leak sensing and shut-off devices <p><i>Note: some devices can be configured to existing building alarm systems and send real-time alerts which can be controlled on-line or by a smart phone app.</i></p>

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ADDITIONAL COMMENTS:

Inspector Signature

Date

Inspector Name Printed