

## **\*\*WINTER WEATHER ALERT\*\***

Weather reports have indicated that a large portion of New York State will experience frigid and below zero temperatures in the upcoming days and weekend.

Sustained cold weather increases the likelihood of frozen pipes, along with the expense, disruption and inconvenience that goes with it. Both metal and plastic pipes will break when water freezes and expands.

We are midway through the winter season, and it is always imperative to check your systems for preparedness for an onslaught of cold weather.

Please remember to visit your vacant properties to ensure they are equipped for the temperatures as well.

### **General Preparation**

- Keep thermostats above 60 degrees for those areas that are poorly insulated, every degree counts.
- Drain all pipes not in use or not used for fire protection.
- Check that insulation in basements, crawl spaces and other areas with pipe is still providing protection.
- Inspect all dry pipe sprinkler valves and fire pump rooms. To prevent freezing, keep a heater in all main sprinkler valve control rooms.
- Identify all main water valves and keep access to them clear in case those valves have to be closed in a hurry.
- Open doors from heated areas to the unheated areas to keep pipes in those areas sufficiently warm.
- Take thermometer readings during especially cold days to help determine those areas most vulnerable.
- Check to see if pipe sleeves and heat tapes are working.

### **Double Check Vulnerable Areas**

- Pipes running against exterior walls
- Outdoor hose bibs, pool or outdoor shower supply lines and sprinkler lines that run through unheated or non-insulated spaces
- Exposed lawn sprinkler lines
- Supply lines in garages

If you had pipe freezing in the past - or near misses - anticipate a repeat unless you have taken preventive measures.

