

Cold Weather Precautions

Cold weather and frequent snowfalls bring with them a need to review your facility's winter damage plan. A good facility winter pre-plan and common sense can be instrumental in preventing a serious freeze-up of facility and fire protection equipment. Here is a checklist of some items that should be addressed to prevent winter damage.

Buildings

- Prepare snow removal equipment.
- Ensure all building shells are in good condition and all unnecessary openings are enclosed.
- Check all roofs to ensure flashings are attached. Nail down those that appear loose.
- Check all roof drains and clean them out to assure they will operate.
- Check all rooftop equipment to ensure all water is removed in order to prevent freezing.
- Identify areas of facilities that are subject to sub-freezing temperatures. Perhaps a temperature alarm can be installed that responds when the temperature falls to 32°F.
- All heating equipment (e.g., boilers, unit heaters) should be checked by a qualified vendor.
- Check backup fuel supplies – are tanks full.
- Check heat tracing lines for operability.
- Check low temperature alarms.
- Develop a Preventive Maintenance Program for monitoring roof areas for snow drifting (parapet walls, roof equipment, and elevation changes). Have a snow removal procedure in place for snow build-up.
- Add site-specific precautions.

Fire Protection Equipment

- Electric fire pump room temperature needs to be maintained at 40°F.
- Check all hydrants for leaks and repair as needed.
- Check all post indicator valves (P.I.V.) for leaks and repair as needed.

- All hydrants and P.I.V.s should be marked to identify location. A metal red flag is suggested.
- All sprinkler riser rooms should be checked daily during freezing weather.
- All fire protection equipment outside of buildings needs to be kept free of snow cover and have access available. This equipment includes: hydrants, post indicator valves, wall control valves, and fire department pumper connections.
- Check dry pipe valve systems to assure condensation is removed.
- All dry pipe valve sprinkler systems should be tripped, reset, and serviced for winter conditions.
- Add site-specific precautions.