



PREVENT DAMAGE TO YOUR BUSINESS DURING

Severe Winter Weather

Winter in New England can be unpredictable. Freezing temperatures, high winds, and heavy snow are just a few of the things you, as a business owner, have to contend with when winter inevitably arrives. Don't wait for the first snowstorm or below zero night to prevent your facility from severe winter weather damage—the time to prepare is now! Here are a few tips to help you and your business prepare for winter this year.

PROBLEM: Frozen Pipes

PREVENT IT: With careful planning and preventative maintenance, you can significantly reduce the likelihood of property damage from bursting water pipes.

- Identify and label the main water shut-off valve in your building.
- Repair any broken building components (heating equipment, windows, doors, walls) that could cause heat loss.
- Look for unheated areas where water supply and fire protection sprinkler lines may be located (basement, attic, crawl spaces).
- Extend your heating system to unheated areas. Provide insulation, seal, or caulk as necessary.
- Drain non-fire protection pipes that can be shut down for winter. Detach and drain outdoor hoses and lines.
- Apply non-toxic anti-freeze to drains and traps in unheated and concealed spaces.
- Always make sure the building's thermostat is kept at a minimum of 60 degrees when the building is vacant, even if just for a few days.
- Maintain adequate heat to prevent sprinkler freeze-ups. If your system is a dry sprinkler system, have your low points drained of condensate, which can freeze and cause leakage.

PROBLEM: Snow Loads/Ice Dams

PREVENT IT: Heavy snow loads can result in sagging, leaking, and even roof collapse—problems that may not only create damage to your building and contents, but could also interrupt your business operations.

- Inspect the roof for damage areas that may need replacing or patching.
- Establish a plan to have snow and/or ice dams cleared from roofs. Make sure that individuals working on roofs follow all applicable OSHA regulations, and ensure that third-party contractors have adequate liability and workers compensation coverage in place. Obtain a copy of their certificate of insurance prior to hiring them.
- Roof drains should be cleared to deter ponding of water and help remove excess weight.
- Be sure to have your heating systems inspected by a qualified contractor before the winter weather sets in.
- If your facility uses solid fuels, have your chimney cleaned and installation inspected.
- Establish a contingency plan for emergencies. Have the following phone numbers readily available: local police and fire departments, heating and roofing contractors, sprinkler contractors, and rental equipment providers.

**HAVE QUESTIONS ON HOW TO WEATHER-PROOF
YOUR PROPERTY? LOSS CONTROL IS HERE TO HELP!**

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