



AVOID FROZEN FIRE SPRINKLER PIPES!!

Winter is not kind to unprotected fire sprinkler piping in the Poudre Fire Authority's District...



As the cold temperatures make their way in to Colorado this winter, we wanted to remind you of the importance of protecting and maintaining your automatic fire sprinkler systems to avoid the costly damage that broken pipes can cause.

There are some simple steps you can take to help ensure your fire sprinkler piping is protected:

- ✓ Check to make sure insulation is in place to protect piping adjacent to exterior walls, in attics, etc.
- ✓ Perform routine maintenance (i.e., empty drum drips on dry systems, check for proper antifreeze concentrations, etc.).
- ✓ Ensure that fire riser rooms or areas where fire sprinkler piping is housed are heated properly and heat is maintained continuously throughout the winter and spring months.

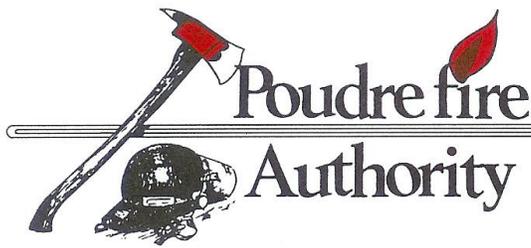


Please contact the Poudre Fire Authority Community Service and Safety Division with any questions!



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Fire Prevention Bureau

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Before Cold Weather:

Place thermometers inside buildings at strategic locations, such as near sprinkler systems, to monitor building temperature.

Know the location of underground water mains. Ensure an adequate depth of cover is maintained, especially where construction, excavation, or erosion has occurred.

For dry-pipe sprinkler systems:

- Maintain dry-pipe valve room temperature above 40°F (4°C) by insulating the enclosure and installing a safe portable heater
- check piping pitch and all pipe hangers
- drain low points frequently; install more drains if necessary
- make sure the system is thoroughly drained after annual trip test
- take the air supply for the compressor from a dry, room-temperature source; if moisture build-up is a problem, an air drying system or the use of nitrogen are alternatives
- repair air leaks in the piping system to keep the valve from tripping if compressor power is lost

Automatic sprinkler systems should not be drained.

For fire pumps:

- Maintain pump room temperature above 40°F (4°C)
- For diesel engine drives, the temperature should be at least 70°F (21°C)

During Cold Weather:

Both wet-pipe and dry-pipe sprinkler systems should be checked regularly to make sure they are operational.

All fire protection-related equipment (e.g., hydrants, hose houses, pumper connections, sprinkler control valves) should be kept free of snow and ice for easy access.