

November 17, 2008

Winterize Your Sprinkler System

As the cold weather is quickly rolling in, it is very important to prepare your sprinkler system for the winter months to avoid damage, and unnecessary costs due to broken pipes. The following are requirements of the Ontario Fire Code's Fire Protection and Prevention Act for preventing water in the sprinkler system from freezing.

OFC	Action	What	Frequency
B.6.5.3.4.	Check	Dry-pipe valve rooms or enclosures in unheated buildings as often as necessary when the outside temperature falls below 0°C to ensure that the system does not freeze	Daily During Freezing Weather
B.6.5.4.1.	Inspect	Auxiliary drains to prevent freezing	Daily During Freezing Weather
B.6.6.2.2.	Check	Tank heating equipment and accessories during freezing weather to ensure that they are in operating condition and that heater valves are open	Daily During Freezing Weather
B.6.6.2.3.	Check	The temperature of the water contained in tanks shall be carried out during freezing weather to ensure that it does not fall below the freezing temperature.	Daily During Freezing Weather
B.6.6.2.4.	Check	The temperature of the tank enclosure for tanks in buildings shall be carried out during freezing weather to ensure that the temperature of the tank enclosure does not fall below 0°C.	Daily During Freezing Weather
B.6.6.3.2.	Check	The temperature of pump rooms shall be checked daily during freezing weather.	Daily During Freezing Weather

In addition, it is important that a sprinkler service company comes in to **drain the low points to avoid broken pipes due to frozen water.**

Stay Safe,

Julie Ineson