

# Loss Control Perspectives

## WINTER WEATHER PRECAUTIONS

Winter chill and blizzards present direct challenges to facility operations. Therefore, it is essential that appropriate precautions be taken prior to the onset of winter weather to minimize the probability and severity of damage resulting from severe winter weather conditions.

Winter weather exposures fall into four primary categories:



EXTREME COLD



HEAVY SNOW



FREEZING RAIN/SLEET



HIGH WINDS

## Equipment Winterization

### SEASONAL PREPARATIONS

- Drain exposed equipment of water, winterize per manufacturer's recommendations, and lock-out.
- Lock & seal control valves in shut position
- Complete appropriate maintenance for sprinkler systems (trip tests in spring, low point drained & antifreeze concentration checked in fall)
- Pump valve pits dry
- Clearly mark roadway valves

### SPECIFIC EVENT PREPARATIONS

- Provide clear communication regarding any intended functioning of the facility
- Alert security & critical maintenance/facilities personnel alerted of potential need for standby/emergency operations
- Double check that all water systems are fully drained/locked-out
- Service all low point drains on dry pipe/preaction/deluge sprinkler systems serviced
- Re-check valve pits and identify roadway valves

## Adequate Heat

### SPECIFIC EVENT PREPARATIONS

In addition to regular maintenance, check remodeled areas, including above new drop ceilings. Test fire water suction tank heating system/heat for pump room in the fall. Check heat/tracing in all dry pipe sprinkler valve rooms.

### SEASONAL PREPARATIONS

Ensure heating is operational. Stage temporary, portable heating equipment and ensure it is protected against impact & separated from combustibles. Seal open areas of the building envelope and provide temporary heat where appropriate.

Tour facility during event to ensure adequate heat is provided where needed. Check fire protection system dry pipe system riser rooms at least once per shift.

### DURING THE STORM

## Structures & Services

### SEASONAL & SPECIAL EVENT PREPARATIONS

- Ensure that roof drains are cleared of fall leaves
- Create access to roof for snow clearing
- Check flashing on all roofs in fall
- Test standby generators & top off fuel tanks
- Review power outage protocols
- Check anchorage of roof-mounted equipment
- Ensure emergency equipment is on hand

### DURING THE STORM

- Tour all project areas and exteriors to monitor for damage to building envelope
- If safe, make repairs to minimize damaging effects
- When practical, remove snow from roof



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