

 Hanover Risk Solutions

Freeze Prevention Checklist for Sprinkler Piping

Building Envelope

	YES	NO	NA	ACTION NEEDED/COMMENTS
Penthouse openings including louvers properly sealed?				
Attic has proper insulation?				
Windows are free of cracks and properly caulked?				
Enough warm air circulated to stabilize temperatures near outer walls?				
If possible, are dampers on ducts leading to outside closed?				
Are temperatures monitored in out-of-the-way areas or other areas susceptible to dropping below 40°F?				

WET Fire Protection Sprinkler Systems

	YES	NO	NA	ACTION NEEDED/COMMENTS
Insulation tenting in attic properly placed over piping?				
Is a temperature of 40°F or greater maintained in these susceptible areas?				
<ul style="list-style-type: none"> • Above false ceilings 				
<ul style="list-style-type: none"> • Under floor spaces 				
<ul style="list-style-type: none"> • Inside equipment penthouses 				
<ul style="list-style-type: none"> • Stair towers 				
<ul style="list-style-type: none"> • Areas near exterior walls 				
Central station water flow alarms working properly?				

DRY Fire Protection Sprinkler Systems

	YES	NO	NA	ACTION NEEDED/COMMENTS
Low point drains on dry system are checked at least monthly?				
Sprinkler valve enclosures are properly heated to 40°F or greater?				
Missing or broken pipe hangers have been replaced? (Helps ensure piping is properly pitched to low point drains)				
System checked for air leaks and repaired if needed? (Prevents system from tripping if power to compressor is lost)				
Air intake for compressor is located in a cool dry environment and equipped with air dryer if needed? (Helps prevent formation of condensation within piping)				
Central station water flow alarms working properly?				
Central station low air pressure alarm working properly?				

Fire Pumps

	YES	NO	NA	ACTION NEEDED/COMMENTS
Diesel engine driver room temperature maintained at 70°F or above?				
Electric engine driver pump room temperature maintained above 40°F?				
Is the suction source protected from freezing?				

Signature: _____ Date: _____ Phone: _____

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