

# Fire System Winter Prep



## Avoid Damage and Downtime...

Prepare Your Fire Systems for Winter Weather **Now**.

It's important that your fire sprinkler system remains ready to safeguard your property. **Follow these 6 steps** to prepare all fire sprinkler systems for the cold season ahead, plus specific preparations for wet-pipe, dry-pipe, fire pumps, gravity & suction tanks, and backflows.



## For All System Types:

### 1. Inspect and Test Your System

As winter approaches, give your fire sprinkler system a once-over. Look for any visible damage, corrosion or leaks. Test the alarm system and fire pumps to confirm everything is in good working order. Don't wait until the first snowfall to discover any issues!

### 2. Drain Auxiliary Components

If your fire sprinkler system includes auxiliary parts like a fire pump, dry pipe valve, or pre-action system, it's crucial to drain them if they're at risk of freezing. This action prevents water from freezing and causing damage.

### 3. Insulate Exposed Piping

Insulation is your winterizing ally. Cover any exposed piping, especially in areas where temperatures plummet. This insulation will shield your system from freezing and potential pipe bursts.

### 4. Use Heat Tracing

For an extra layer of protection, think about using heat tracing cables or tapes in vulnerable areas. Heat tracing keeps pipes warm, preventing freezing.

### 5. Maintain Adequate Heating

Ensure that the spaces where your fire sprinkler system operates maintain a temperature above freezing. Ideally, keep it above 50°F to prevent water in the pipes from turning into ice.

### 6. Consult with Professionals

For a job like this, consulting with a professional is always a wise move. Cornet has the expertise to assess your system and provide the best winterizing strategies.

## Wet Systems

- Seal openings, cracks, or windows that could allow outside temperatures to affect your system.
- Ensure **ALL** areas with heaters turned off are maintained at a minimum of 50°F.
- If available, utilize antifreeze loop to lower the freezing point, reducing the risk of pipe freezing.

## Dry Systems

- Maintain a room temperature above 50°F in the dry-pipe valve room by insulating it and using a safe space heater.
- Regularly check the piping pitch to ensure condensate drains properly to low-point drains. Add more drains if necessary.
- Drain low points every few weeks and ensure a thorough drainage after the annual trip test.
- Repair any air leaks in the piping system to prevent the dry valve from tripping in case of compressor power loss.

## Fire Pump

- Maintain temperature above 50°F in the pump room.
- For diesel-engine-driven pumps, keep the room temperature at least 70°F.
- If the pump's suction is from an open reservoir, ensure the intake and pipe are below the frost level and deep enough in water to prevent ice obstructions.

## Gravity & Suction Tanks

- Flush circulating heaters and piping.
- Ensure circulation pumps for heaters are functioning correctly.
- Overhaul any steam traps and strainers.
- Regularly check hydrants for tightness & repair leaks.
- Inspect & repair any leakage in buried valves.

## Back Flows

- Verify the installation and sealing of hot boxes.
- Keep rooms housing the devices heated at or above 50°F.

For **24x7** Emergency Service, Call **540.667.5078**