

# Prevent Frozen Pipes



Any building located in an area with below freezing weather and snow is subject to damage from frozen pipes, water leaks, or roof collapses. Damaged buildings can interrupt business and daily life! Practical steps can be taken to reduce the risk for damage from cold weather.

✓ **Plan**

Time is critical. Identify key contractors or vendors that you may need to call and save key phone numbers.

✓ **Inspect**

Before cold weather arrives, survey your building to look for freeze hazards or potential roof problems due to snow accumulation or drain problems. Focus on areas that are subject to freezing if heat is lost.

✓ **Monitor**

Watch weather reports and have a plan in place to check and protect hazards for unusually cold weather or for heavy snowfall. Maintain indoor temperatures of 40°F or higher for freezing hazards, unless lines have been drained or winterized.

✓ **Remove Snow and Ice**

Monitor and remove snow from key areas like sidewalks, parking areas, and approaches for quick access in an emergency.

✓ **Roofs**

Fall prevention always comes first when discussing roofs. Never go onto a roof without following all safety precautions. Best practice is to contact a licensed contractor to inspect the roof.

✓ **Vacant Buildings**

Secure windows, doors, or other openings to reduce vandalism risk. Maintain the interior and exterior of the building. Drain and winterize all water pipes and equipment that is not being used, if the building is not heated to at least 40°F. Consider monitoring building temperatures using a phone app and thermostat or other devices.

For more information see [Winterizing Buildings-Avoid Freezes and Collapses SB 01 41](#).