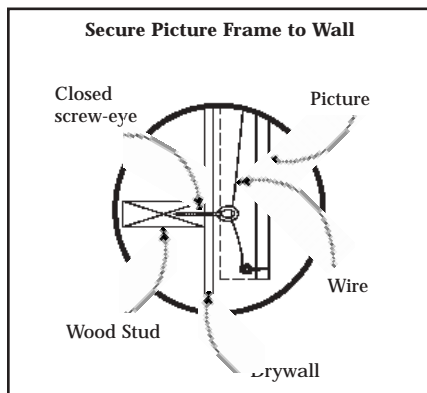


Freezing and Bursting Pipes

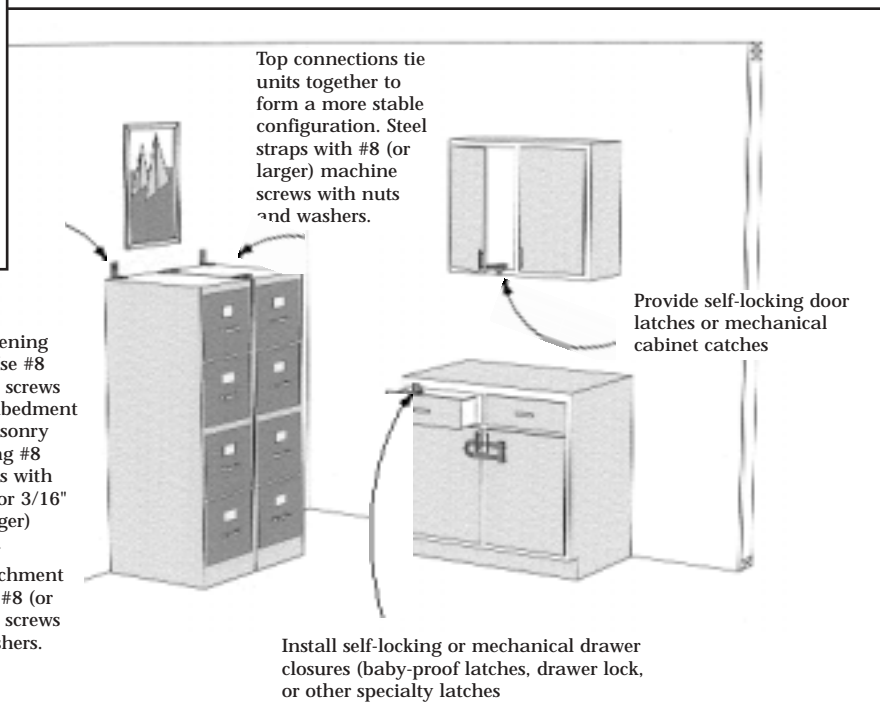
Over the past decade, frozen pipes caused more than \$4.2 billion in damage to insured homes and buildings. Be sure to take special precautions when the temperature dips below 20 degrees Fahrenheit.

Building Concerns:

- u Seal all openings with caulking or insulation where cold air can get at unprotected water pipes. It's especially important to keep cold wind away from pipes, which speeds up the freezing process.
- u If you find openings in the building to the outside, seal them with caulking or insulation.
- u Let faucets drip slowly to keep water flowing through pipes that are vulnerable to freezing. Ice might still form in the pipes, but an open faucet allows water to escape before the pressure builds and the pipe bursts. If the dripping stops, it may mean that ice is blocking the pipe; keep the faucet open, since the pipe still needs pressure relief. The blockage should not burst the pipe, since it just pushes water back toward the source.
- u Keep building temperatures above 40 degrees Fahrenheit. Every few hours, check areas that are difficult to heat.



- Brackets for fastening units to walls: Use #8 (or larger) wood screws with 3" min. embedment in studs. For masonry walls: Use 3" long #8 (or larger) screws with plastic anchors or 3/16" diameter (or larger) masonry screws.
- For bracket attachment to cabinets: Use #8 (or larger) machine screws with nuts & washers.



Further Reading

Check the resources listed below for more information about implementing these disaster safety recommendations:

FM Global. [Coping with Freeze-ups and Ice Storms](#). 1999. Available from: FM Global, P.O. Box 9102, Norwood, MA 02062. Phone (781) 255-4681; World Wide Web: http://www.fmglobal.com/risk_management/disaster_planning/weather/ice.html.

Institute for Business & Home Safety. [Freezing and Bursting Pipes](#). *Natural Hazards Mitigation Insights No.2*. Boston, MA: IBHS, 1996. Available from: Institute for Business & Home Safety, 1408 N. Westshore Blvd., suite 208, Tampa, FL 33607. Phone 1(866) 657-4247; Fax: 1(813) 286-9960; World Wide Web: <http://www.ibhs.org>.

State Farm Insurance. [Hot Tips for Preventing Cold Weather Damage](#). 1999. World Wide Web: <http://www4.statefarm.com/insuranc/homown/icedam.htm>.