

Unique Conditions for Hotels

Your hotel's enclosure conditions, with sprinkler system exposures on multiple floors are much more complex than those found in common commercial buildings.

To prevent winter losses, watch out for your building's unsealed electrical conduits, air handling ductwork, telecommunication lines, and installation of mechanical systems and equipment. These all can allow cold air to penetrate the building and pipes to freeze, and, as a result, a number of lower floors may be damaged before leaks are detected.

The National Fire Protection Association (NFPA) recommends standards to help prevent sprinkler systems from freezing. Consistent inspection, testing and maintenance of both wet and dry sprinkler systems by qualified individuals are essential to assure that potential freezing conditions are managed effectively.

To read more about the NFPA recommendations and safety information, please visit www.nfpa.org.

We're Here to Help

As a Selective customer, you also have access to our Safety Management Property Technical Specialists as part of the service provided with your policy. Our Safety Management Specialists can help you develop and implement safety management solutions to monitor, maintain and prevent damage to your hotel's sprinkler system.

For more information on preventing winter sprinkler system losses in your hotel, talk to your agent or your Selective Safety Management Specialist today.



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Sprinkler Systems Preventing Winter Losses for Hotels



Impaired fire protection. Damaged property. Costly sprinkler system repairs. Loss of income during hotel downtime.

During the winter season, hotel occupancy rates decrease and as a result, hotel owners lower the heat in their facilities to conserve money. Sprinkler fire suppression systems are especially vulnerable to these cold temperatures, and a burst pipe can lead to extensive water damage and downtime.

Selective's Winter Weather Tips

Damage to your hotel's sprinkler fire suppression systems can be easily avoided if they are maintained properly. Just follow these simple tips from Selective's Winter Weather Checklist to prevent these devastating winter losses from happening to you.

You Could be at Risk

Damaged insulation material, cracks and penetrations of masonry walls, and improperly maintained heating systems...these possible sources of freezing temperatures can seriously affect the integrity of your sprinkler protection system.

If your sprinkler system is exposed to cold temperatures, cracks and leaks – as small as an eighth of an inch – frozen sprinkler pipes can release hundreds of gallons of water in a day.

Here are some simple things you can do to protect your hotel from these damages:

- ✓ Set and operate your thermostats in sprinklered areas of the building at or above 40° F
- ✓ Close the doors and windows leading to heated sprinkler system areas
- ✓ Maintain adequate fuel supply for the heat source
- ✓ Seal any cracks or openings that could admit cold air

Protect Your Dry Sprinkler Systems

The piping in your dry sprinkler system is also susceptible to freezing - even though the pipes contain air.

Faulty inspection, inadequate drainage after maintenance, and air pressure drops in the system during cold weather...any of these changes can cause water to enter the dry pipe system. Dry system valve assemblies are another possible source of leaks if they are not heated as required.

Here are some simple tips on maintaining your dry sprinkler systems in good condition:

- ✓ Properly set your dry pipe valves and maintain appropriate air pressure through regular inspection and testing by a qualified sprinkler contractor
- ✓ Maintain your heating system in proper working condition
- ✓ Make sure no water is trapped in your dry sprinkler system and drain low points



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