

Freezing Temperature Preparedness Master

Based of Roy Andrews Engineer recommendation for utility closet

For the freezing weather preparations, where the temperature will be 27° or below overnight or where the temps will be below freezing for longer than 12 hours, here are some recommendations in no order:

- Keep door closed and make sure there is weather stripping installed.
- Insulate exposed pipes in patio/balcony closet with foam pipe insulation from Fuller & Son, Home Depot, or Lowes
- Wrap exposed pipes with “Heat Tape” - requires electricity
- Place an incandescent brooder clamp heat lamp in the closet, preferably at a level below any exposed pipes - requires electricity
- Place an oil-filled electric heater in the closet, does not have to be a big one since the space is small – requires electricity

Since not all pipes may be exposed, the heat lamp or heater may help provide better protection and can be combined with the insulation. Remember, the space does not have to be comfortable, you just need to keep it above freezing. Placing a thermometer in the space will also help you know the space is staying above 32°.

Most if not all items can be purchased from Fuller & Son, Home Depot, or Lowes.

Management recommendations for unit

- Maintain indoor temperatures at a minimum of 55°F at all times to prevent frozen or burst pipes.
- Keep cabinet doors open beneath sinks to allow warm air to circulate around plumbing.
- Let hot and cold faucets drip slowly during extremely cold temperatures to help prevent pipes from freezing.
- Ensure all windows and exterior doors are fully closed and properly sealed.
- Report any drainage issues or roof leaks immediately so they can be addressed.