



P.O. Box 379
Southampton, MA 01073
P. 413-532-4249
Email: watersuper@townofsouthampton.org
Thomas J Gaughan, Superintendent

WATER COMMISSIONERS
James Walunas, Chairman
Tim Gaudet, Clerk
Joseph F Slattery, Member
Email: water@townofsouthampton.org

WATER PIPE FREEZE - UP PREVENTION

Cold weather and wind chills are here. This means we can expect frozen water pipes and water damage if exposed areas aren't properly insulated or we aren't careful about winter heating. Here are some problem areas, warning Signals, and tips to minimize the chance of freezing water pipes.

PROBLEM AREAS

- ❖ Pipes near broken or open basement windows
- ❖ Unheated crawl spaces and equipment rooms
- ❖ Pipes near the foundation or cracks in the basement wall
- ❖ Pipes near exterior wall in unheated room
- ❖ Inadequate heating in un-insulated or uncovered outside pit
- ❖ Pipes under kitchen sinks or cupboards

WARNING SIGNS OF FREEZE

- ❖ Unusually cold water temperature (less than 35 degrees F) at any fixture
- ❖ Unusually low water flow or low water pressure at a fixture
- ❖ Sputtering sound when opening a fixture

THAWING FROZEN PIPES

- ❖ It's safest to use air from a household fan, hair dryer or exhaust from a vacuum cleaner, **NEVER USE AN OPEN FLAME**
- ❖ Use heat tape, but with caution and following the manufacturer's instructions explicitly, and unplug when finished

PREVENTION

- ❖ Allow a small amount of water to run from multiple faucets
- ❖ Shut off and drain outside water faucets before freezing occurs
- ❖ Insulate walls near exposed piping

CAUTION

- ❖ **To prevent fires, never thaw with an open flame or torch**
- ❖ **Be careful if pipe is cracked, it will spray water into electrical appliances when thawed**
- ❖ **Check and clear drains to prevent basement flooding in case of pipe burst**
- ❖ **Know where the main shut-off valve is located so you can turn it off quickly in case a pipe bursts**