

ROYAL & SUNALLIANCE
ENGINEERING INSURANCE & LOSS
CONTROL SERVICES

MAST
RISK MANAGEMENT

WATER DAMAGE

ARE YOU AWARE OF THE CONDITIONS IN YOUR SCHOOL THAT CAN CAUSE WATER DAMAGE? (some points for consideration)

- Water piping running in the ceiling of computer rooms – a burst pipe can cause considerable damage to computer equipment.
- Make sure all water or steam coils in fan units that use outside fresh makeup are protected from freezing. All units should have freeze-stat controls that will shut the unit down in the event the mixed air temperature falls too low.
- Should any doubt exist that there may be possibility of freezing of heating piping/radiators, consideration should be given to adding antifreeze to the system.
- All leaks in water piping should be promptly repaired, otherwise the pipe or joint may burst and cause water damage.
- Hot water heaters can be provided with drip pans that will divert any leakage from the tank into a drain. This is especially critical in areas where any leakage from the hot water tank might get into electrical or computer equipment.
- Regarding hot water heaters, ensure the outlet piping from safety relief valve is piped to a suitable drain, using full size piping throughout.
- All electrical rooms should be checked to see if there is water piping is installed above critical electrical distribution equipment. Protective sheet metal may have to be installed above the equipment, or other means used, to divert water away, in the event the piping develops a leak.
- All floor drains should be checked clear and obstruction-free to ensure proper drainage. Upper floor mechanical rooms should be equipped with curbing at doorways to allow water to drain through floor drains without flowing out of the rooms.
- Crawl spaces should be checked regularly for leaking piping, plugged drains, or water otherwise entering the space.
- Any leaks or spills should be addressed as soon as possible to prevent the growth of mould.