



Impact of Superstorm Sandy and Loss of Power on Dry Sprinkler Systems

Superstorm Sandy caused widespread damage and power outages throughout many states. In order to help mitigate future property loss we want to bring to your attention how a prolonged power outage can adversely impact a dry pipe sprinkler system.

Dry sprinkler systems are used to protect unheated areas. The overhead piping is normally filled with air. Air compressors are used to maintain the air supply above the dry pipe valve and hold back the water beneath the dry pipe valve.

During Superstorm Sandy many buildings lost their power for an extended period of time. Consequently the air compressors for the dry sprinkler systems shut down. **Many of the dry pipe valves tripped and water has flowed into the dry pipe sprinkler systems. Piping and sprinklers which were normally dry are now filled with water.**

As temperatures drop the water in the sprinkler piping located in these unheated areas will freeze and this may lead to broken sprinkler heads and fittings. This will result in water damage to the areas where the breaks occur. The cost of the water damage may be significant depending on the susceptibility of the building, machinery & equipment, inventory and other contents affected.

It is recommended that all dry sprinkler systems be checked to determine if the dry pipe valve has tripped and/or if there is any water in the dry system's piping. If the valve has tripped the piping should be drained, including low points, and the valve should be re-set. If building maintenance personnel are not familiar with how to do this a qualified sprinkler contractor should be contacted.

Should you have any questions or concerns regarding this issue feel free to contact your local CNA Risk Control Director. Also, please be sure to visit our Risk Control website at www.cna.com/riskcontrol to learn more about our Risk Control products and services.

This correspondence does not purport to identify all possible hazards for the risks assessed nor indicate or warrant that said risks are hazard free; that they are safe or in compliance with any procedure, standard, rule, regulation, or law; or that they are covered under any insurance policy. Only an insurance policy can provide actual terms, coverages, amounts, conditions and exclusions. It is the responsibility of the party whose risks were assessed to undertake appropriate measures to prevent losses and comply with the law, and CNA assumes no responsibility for the control, correction or continuation of conditions, actions, practices, or operations relative to any risks, whether or not identified herein. Neither the person who assessed the risks nor CNA shall be liable to any party for any information provided or statements made during the risk assessment or herein. Use of the term "partnership" and/or "partner" should not be construed to represent a legally binding partnership.