

Understanding the Hazard



Freeze

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This series of publications is designed to help you understand the everyday hazards present at your company's facilities. For more information on how you can better understand the risks your business and operations face everyday, contact your FM Global engineer, whose card is attached on the back page.

- Construction
- Equipment Hazards
- Fire Protection
- Human Factor
- Process Hazards

Hazard or Risk?

With proper knowledge and preparation, even freeze from the coldest of temperatures, or longest cold weather spell can be prevented. Freeze can interrupt production, impair fire protection, and ultimately result in the destruction of property by fire. Your FM Global engineer can help you understand the freeze hazard and provide solutions for protecting your facility.

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The Hazard

Freeze, a winter hazard, can cause substantial damage and affect facilities in the entire temperate zone (middle latitudes), including subtropical regions where freeze is thought to be rare.

In areas where freeze is common, the typical freeze incident results from change within a facility. This could be as simple as not replacing insulation after a repair or leaving a door or window open. In regions where freeze is infrequent, inadequate insulation and heat may prove insufficient to prevent freeze, possibly resulting in broken water piping and water damage, or impaired fire protection sprinkler systems and sprinkler leakage. When this happens, the facility becomes vulnerable to fire.

In regions such as the Gulf Coast in the United States or southern parts of Europe, freeze is expected to be moderate and short-term, or is not expected at all. In these regions, freeze can break sprinkler system and other water-filled piping. In addition, freeze can interrupt production processes. It is common to see freezing of condensation in instrument air tubing, preventing instrument signals from being transmitted, and forcing a process to be stopped. In extreme cases, the instrument tubing may rupture or the instruments may be damaged, resulting in a longer interruption of business to repair or replace the damaged equipment.

Science of the Hazard

Freeze damage often results from inadequate preparation. In colder regions, heating and insulation are generally adequate by design. The key factor behind the freeze hazard in these climates often is neglect to verify that the building envelope is closed and that all insulation is in place, with heating and heat-tracing systems functioning as intended. During unusual cold periods, building temperature is too often not continuously monitored when it should be — either with the assistance of an alarm connected to a security service, or by a continuously touring watch service. These precautions permit corrective action to prevent a freeze incident. Temperature monitoring is particularly important for idle or vacant buildings, even if only closed for a few holidays.

What You Can Do in Your Facility

Now:

- Inspect and confirm that your buildings are closed to cold air infiltration. Keep all openings in the envelope closed.
- Test the heating system for proper function, and confirm that ample fuel is available. Maintain two fuel sources if one is based on an interruptible contract.
- For outdoor piping and equipment, inspect and test heat tracing and confirm that insulation is in place.
- Check dryers on instrument air systems for proper operation. Verify that dryers can remove sufficient moisture to prevent condensation during coldest possible weather.
- Do not shut down operations during unusually cold weather.

Soon:

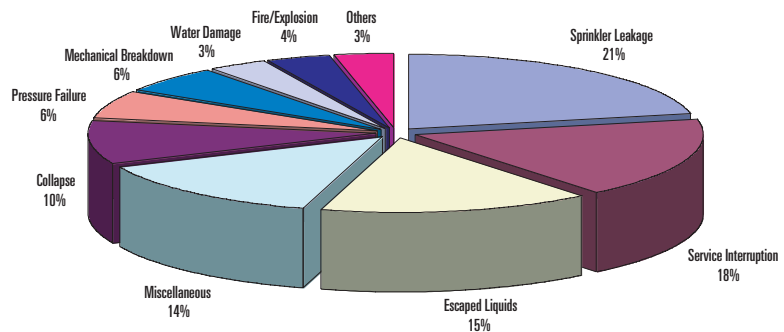
- Establish a freeze emergency plan, including a reliable weather watch, and train employees in proper response techniques.
- Install an alternate fuel source if in an interruptible contract that cannot be changed.
- Obtain portable heaters for use during cold-weather emergencies.
- Provide additional dryer capacity for outdoor instrument air systems, to avoid condensation during extended cold periods.
- Plan to maintain full operation of the facility during cold periods.

In the warmer temperate regions, it is important to have an alert weather watch and a ready response, such as activation of on-site portable heaters. Among the freeze hazard factors, process equipment is typically not enclosed, dryers for instrument air systems may be undersized, and even steam systems may freeze if condensate-return piping is not insulated. In these regions, it is vital to identify equipment and piping that should be drained, and to train operators and maintenance staff how to prevent process upsets when draining.

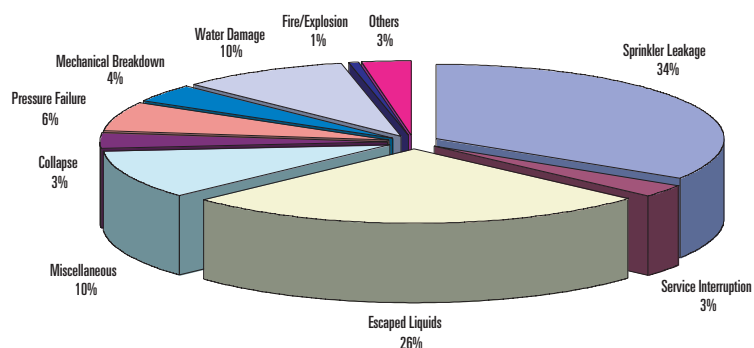
Loss Experience

From 1991 – 2000, an annual average of 151 freeze incidents with an average estimated gross loss of about US\$116,000 per incident, were reported to FM Global. This was considered a 10-year period of “average minimum temperatures.” In contrast, December 1989 was a month of “extreme minimum temperatures,” during which temperatures fell well below average minimums and did not rise for about two weeks. This exceptionally cold weather had the greatest impact in the southeastern United States. In this single month, 1,151 freeze incidents were reported to FM Global. These incidents had an average gross estimate of nearly US\$200,000. The majority of these incidents were in the Gulf Coast region of Texas, Louisiana, Mississippi, Alabama, and Florida — a region where freeze is not expected to occur at all, or if it does, only for very short time.

FM Global Freeze Losses (1991-2000)
by Engineering Peril
Percent of Total Loss Dollars



FM Global Freeze Losses (1991-2000)
by Engineering Peril
Percent of Number of Losses





Here, a dock door was left open overnight. The extreme temperature caused freezing of the overhead water supply to the hydrant. This resulted in considerable leakage from the pipe.

But What About . . .

...the warm climate in our area?

A look back at the loss data clearly shows that some of the most devastating events happened in regions where freeze is not expected. Recognizing that, it is best to monitor the winter weather in your region.

...the longevity of the cold weather season? It's not long enough to cause problems.

Historically, periods of freeze in regions not prone to it have lasted several days. In the severe December 1989 event, the duration was more than 10 days.

...our existing freeze-prevention plan?

Make sure your plan includes a reliable weather watch, arrangements to call in proper personnel, and that emergency personnel know how to respond. For instance, do you have a reliable source of portable heating equipment? In such situations, timing is critical.

...hidden corrosion that can be caused by insulating piping?

Selection of compatible insulation and maintenance of a properly installed jacket will minimize potential of corrosion under insulation. The cost of one freeze incident can far exceed the cost of installing and maintaining an insulation system, including inspections for corrosion under insulation.

...our experience with cold weather — we know how to live with it!

Despite that fact, or perhaps because of it, businesses in freeze-prone regions still have freeze losses every year. Management becomes complacent about freeze. Often overlooked are freeze hazards such as old, untested heat trace wire that will no longer work at minus 40 F (minus 40 C); broken warehouse windows near wet-pipe sprinklers; or the water pipe that is supposed to be 9 feet (3 m) underground, but no longer is, due to erosion.

Loss Examples

A process plant in Panama City, Fla., had planned a maintenance outage for several days during winter. Steam is provided by either of two 125,000 lb./hr. boilers, one (interruptible) gas-fired and the other waste fuel-fired. With unusually cold weather predicted, the plant drained its idle equipment, adding steam heat tracing, wind breaks, insulation, portable heaters, and extra personnel. At 5 p.m. a day earlier, gas service was interrupted, deactivating the gas-fired boiler. At 5:30, instrument lines on the remaining boiler began to freeze. At 6 p.m., that boiler tripped, causing loss of all steam. When both boilers were started four hours later, steam tracing, steam piping, and water and process lines were already frozen. Repairs delayed resumption of full production for several days. The cost of repairs was US\$190,000, and the cost of lost production was US\$388,000.

A metalworking plant in Houston, Texas, shut down for the holidays. Some water-cooled equipment was located outdoors or in open buildings, cooling water was left circulating to prevent freezing, and guard service was provided. On the third day, maintenance personnel discovered electricity was out in several areas, and water in equipment had frozen. A valve in a water cooling line had broken, and water was flowing into electrical switchgear. Repairs cost US\$150,000, and were completed prior to the end of the shutdown. In addition to improving the checklist, guards were instructed afterward to promptly report power failures.

Need More Information?

Ask your FM Global representative about the following:

- FM Connect, your Web site for up-to-the minute weather information.
- Video showing the ultimate risk of not being well-prepared.
- FM Global *Red Tag Permit System Kit*.
- Explanation of why “dry pipe” sprinkler systems can freeze.

Attach Business Card Here

For additional copies of this publication or other FM Global resources, contact customer services:

Toll-free: (877) 364-6726

(United States and Canada)

By phone: (781) 255-6681

By fax: (781) 255-0181

Or order online: www.fmglobal.com/store

...our current treatment when our buildings lose heat, we just drain the sprinkler system.

Though this action prevents freeze of the system, it should be a last resort because it removes fire protection from service. Take great care to remove all ignition sources and report the draining to your FM Global office, so that we may help you with other precautions and assist you in restoring protection as soon as possible.

Don't let this happen to you . . .



The plan to increase minimum heat in this idle building was far from adequate and resulted in extensive freeze damage.

FM Global print resources to help you avoid a freeze loss:

- *Protecting Your Facility From Winter Storms* (P0101)
While winter weather cannot be avoided, its destructive impact can be prevented. This publication explains the risks from both freeze and collapse, provides details on preventive steps, and describes actions to take after damage to minimize additional loss.
- *Protecting Your Mill from Winter Storms* (P0049)
Historically, the pulp and paper industry, in particular, has experienced large losses from freezing, with the most severe taking place at mills in areas generally unprepared for extreme winter weather. Learn how to protect your facility by assessing your vulnerability to such harsh conditions and developing a contingency plan.
- *Freeze-Up Checklist* (P9610)
Complete guidelines for preparing your facility for the onslaught of cold weather and carrying out your emergency plan.
- FM Global Property Loss Prevention Data Sheet 9-18, *Prevention of Freeze-ups*.