



Richardson Fire Department
300 N. Greenville Avenue, Richardson, TX 75081
Telephone: 972-744-5750 Fax: 972-744-5796
www.cor.net/fire

Fire Sprinklers and Freezing Weather Conditions

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This policy is subject to revision - download the latest version at: www.cor.net/fire > [Prevention](#) > [Other Forms](#)

With the severe cold weather of winter approaching, the Richardson Fire Department reminds business and building owners of the importance of maintaining a building's fire sprinkler system(s) to prevent malfunction and damage from freezing. An inspection of all buildings protected by fire sprinklers should be conducted by licensed fire sprinkler personnel before the cold weather arrives. The inspection must ensure all sprinkler systems are properly heated and/or insulated to prevent freezing in exposed areas. **Fire Sprinkler systems must be maintained operable regardless of weather conditions.**

Where dry sprinkler systems are present, you must prepare for prolonged or deep freezing temperatures by draining each system's drum drips. The following link is to a YouTube video that explains this simple procedure:

[How to Drain a Drum Drip - YouTube Video](#)

If your building loses heat or electricity during a deep freeze, you may drain water out of the affected fire sprinkler system(s) to prevent catastrophic damage. During any time that buildings are occupied while a required fire protection system is offline, a fire watch is **required**. Failure to provide a fire watch is a violation of Richardson Fire Code and exposes occupants to unacceptable risk. Refer to "[Fire Watch Guidelines](#)" for details.

Immediately after draining any fire sprinkler system, you **MUST** email the Richardson Fire Department at FMO@COR.GOV to report the out of service sprinkler system. Be sure to note the affected building's address, the time that the system was drained, and one or more emergency contact names and phone numbers. Send a follow-up email as soon as the system is returned to service.

If you have questions or concerns about your fire sprinkler system, please contact your fire sprinkler contractor or the Richardson Fire Marshal's Office, (972) 744-5750, during normal business hours.

A broken fire sprinkler pipe may leak water immediately - frozen pipes will flow water as it melts. If this occurs, please dial 9-1-1.