

10 Steps to Winterizing Your Building



Preparing your facility for the winter months ahead can result in decreased operational expenditures and increased building longevity.

1. Drain down irrigation and other exterior water lines.
2. Drain down cooling tower, if applicable, and check heat trace and exterior insulation.
3. Inspect weather stripping around doors and windows. Also check automatic operators/closers on exterior doors and set to minimize how long a door is open. Make sure exterior 'air curtains' are working properly.
4. Inspect roof drains, gutters, downspouts and clear any debris that could cause ice/snow build-up.
5. Check all exterior caulking, including masonry control joints.
6. Inspect roofing, flashings and expansion joints. Include roof hatches and skylights.
7. Seal/repair any cracks in exterior walkways and parking lots where water can penetrate, freeze and cause deterioration. This can also make snow/ice removal easier.
8. Review heat systems operations and set points to make sure system is at optimal performance. A small leak or failure can be very costly. Consider adding zone valves so you can more easily isolate problem areas. This can lead to less down time, less space affected.
9. Make sure all alarms and monitoring points are functional.
10. Apply sealers to exterior wood and concrete to protect it from water penetration and the harsh freeze/thaw cycles.

The S. M. Wilson warranty and service division can assist you with any or all of these tasks. A personalized tracking spreadsheet with automatic reminders for these and other routine maintenance items can also be created.

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