



DAVID FLOYD & ASSOCIATES, INC.

A Property Management Company

Maryland Farms Office:
104 East Park Drive, Suite 320
Brentwood, TN 37027

January 13, 2017

Re: Fire Sprinkler Systems - Sunset Park

Dear Homeowners,

As most of you know, the homes located within Sunset Park were constructed with Home Fire Sprinkler Systems. We hope that you find this information useful and helpful.

Home Fire Sprinkler Systems Information:

During frigid winter conditions, it is important for owners with home fire sprinkler systems to make sure that there is proper insulation covering the fire sprinkler pipes in the attic. If an owner is unfamiliar with these systems, is not sure how the system works, or is not sure if the system is ready for freezing temperatures, it is recommended to have it inspected.

Each fire sprinkler system is hooked to one of the toilets in the home (controlling toilet). (If the owner is unsure of which toilet is hooked to the fire sprinkler system, turn off the fire sprinkler system water supply valve, usually but not always, located in a garage cabinet, and then flush each toilet. The toilet that does not refill is the fire sprinkler controlling toilet.) Each time this toilet is flushed, the water in the fire sprinkler system is circulated so that the water does not become stagnant and become more susceptible to freezing. Flushing this toilet frequently during frigid conditions is recommended. Be sure to turn the water valve back on after identifying the controlling toilet.

Turning the water off in the system is an option during frigid conditions. However, the owner will not have an operating fire sprinkler system or use of the controlling toilet. (It is recommended to contact the homeowner's insurance carrier to make sure coverage is not affected when turning off the fire sprinkler system.) Also, the water in the system will not be circulated and may be more susceptible to freezing if the system is not properly insulated. Additionally, if the system is turned off, the water remaining in the system needs to be drained so that any freezing that may occur will not freeze the remaining water in the pipes.

Draining the system is doable; however, systems are installed differently and the draining procedure may differ from home to home. It is best to contact a fire sprinkler supply company to determine the correct procedure for draining the owner's particular system. If water valves are in the garage, make sure that garage doors remain predominantly closed in freezing conditions.

If an owner is concerned that their system is not ready for freezing temperatures, another **temporary** method to help prevent freezing is to place a thin knife under the flush flap in the controlling toilet reservoir tank (especially during nighttime hours) to allow water to flow through the system and out of the toilet. This will keep water circulating in the fire sprinkler system. When doing this, reducing the water flow to that toilet at the water valve will keep the water moving but also limit increased water usage and cost. This is similar to the old idea of leaving a faucet trickle to keep the pipes from freezing.

Vertical pipes in the sprinkler systems are especially susceptible to freezing. Make sure that all vertical pipes in the system are also adequately insulated.

Additionally, if the owner has any work done in the attic by contractors (i.e.: Comcast, Direct TV), make sure that the contractor smoothes out any disturbed insulation prior to leaving the premises as any disruption of insulation can reduce the R factor protection.

Sincerely,

David Floyd & Associates, Inc., Managing Agent for Sunset Park HOA

David A. Floyd, Jr.

David Floyd, Jr.
President