



Risk Management Services

FREEZE PREVENTION AND CONTROL DEVICES

Harsh winter conditions can result in businesses and organizations confronting frozen and burst pipes. To help your organization prepare for future winter storms or freezes, Philadelphia Insurance Companies (PHLY) recommends the following devices for your consideration. These devices can be a key part of your winter preparedness strategy, along with weather-sealing your building, installing adequate insulation, and having a winter preparedness plan in place.

Recommended Freeze & Water Flow Control Devices

Temperature monitoring devices

- These products can remotely and wirelessly monitor building temperatures
- Products will send a warning notification when temperatures are outside of pre-set limits
- Real-time monitoring and warning alerts are available via a web-interface or through smart phone apps
- Systems options include wired or wireless sensors, wi-fi or cellular communication
- Prices range from \$150 - \$500 with monthly service fees ranging from \$0 - \$30/month
- Pre-qualified vendors: Monnit www.monnit.com and Temperature Alert www.temperaturealert.com

Water flow monitoring and shut-off

- These devices monitor water flow volume within a building
- If water flow exceeds pre-set limits, a valve automatically shuts off the primary water main
- Systems utilize "home" and "away" settings to allow for everyday water flow for normal operations and a lower threshold during evenings, weekends, or as designated by the user
- Devices can be configured with existing building's alarm systems
- Prices range from \$1,600 - \$2,000 per system
- Pre-qualified vendors: FloLogic www.flologic.com and Leak Defense System www.leakdefensesystem.com
- Use the following promotion code to receive a \$300 discount with FloLogic's 3.5 System: PHILINS14

Water leak sensing and shut-off

- Sensors (either wired or wireless) are placed near water sources that are vulnerable to water leaks
- If water comes in contact with the sensors, an alarm is signaled and a valve automatically shuts off the primary water main
- Shut-off valves can be controlled via a web-interface; receive notification via e-mail, text, or phone call
- Prices start at \$700 for a basic system, not including installation
- Pre-qualified vendor: PipeBurst Pro www.pipeburstpro.com

Water leak sensing and notification

- Water leak sensing systems similar to the above listed solution, but do not include a water shut-off valve to automatically cut off water flow
- The main selling points are the low cost and ease to install
- If the monitors sense unintended water release, an audible alarm sounds and multiple smart phones can be registered to receive notifications
- Pricing is \$49.99 per device, PHLY customers receive an additional 15% discount
- Pre-qualified vendor: Roost <http://phly.getroost.com>

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