

6 Essential Ways to Winterize Commercial Properties



Winter is tough on all properties, and commercial properties are no exception. In fact, winter is especially hard on commercial properties because damage isn't just personal inconvenience—it can bring your business to a grinding halt, costing both time and money.

Some of the nastiest facility emergencies happen during the winter season. Floods, fire, frozen pipes, leaking roofs are just a few examples of the havoc that winter storms can wreak. Less urgent concerns like drafty buildings and damaged walkways may not be disastrous but can definitely impact comfort as well as costs.

PBI has been called out to thousands of winter emergencies and repairs over our 35 years in business, and we're well equipped to handle anything Old Man Winter dishes out. | **CONTINUED >**

WHAT'S INSIDE...

1 WINTERIZING TIPS
FOR COMMERCIAL
PROPERTIES

2 EMPLOYEE
SPOTLIGHT



www.pbi88.com
1-888-PBI-1988

**SPEED. SERVICE.
SOLUTIONS.**

6 Essential Ways to Winterize Commercial Properties

However, we also know that the best, most efficient and cost-saving strategy for surviving winter with your commercial property is preventive maintenance. If you need us in a pinch, we're there—but we'd also like to help you avoid problems in the first place.

With that in mind, let's look at the top winterizing tips for keep your property safe and sound in winter conditions.

1. PROTECT YOUR PIPES

Frozen and burst pipes are a relatively common problem in winter. This type of property damage can lead to water damage, mold growth and costly damage to infrastructure. It can also slow down or stop production and day-to-day operations, leading to further losses.

When temperatures dip below 20-28 degrees Fahrenheit, pipes are at risk of freezing. Sometimes even at 32 degrees or below pipes are at risk, depending on location. When pipes freeze, the pressure within the pipe infrastructure causes ruptures, resulting in water loss than can damage walls, ceilings, floors, and furniture.

To preventive these expensive and messy issues, insulate your plumbing to prevent frozen pipes and remember to shut off exterior faucets. Wrap outdoor pipes with pipe wrapping, foam or rubber insulation to reinforce these areas. Ensure all exposed areas are adequately insulated and protected. Also, seal any structural holes, cracks or openings.

If temps dip below freezing, you may want to keep the water running at a slow drip—the constant water movement prevents freezing. It might not be an option to keep the faucets running in a commercial building. In that case, heat tape can be applied to outdoor water systems. These heated coils ensure pipes stay above freezing temperatures.

While not always possible if your building is constantly in use, you may be able to completely drain and cut off pipes in parts of the building that are not in use during winter months. You might also consider investing in a freeze-prevention monitoring system that alerts when temperatures plummet.

It's also important to close down irrigation systems. If your commercial property has sprinklers, you'll need to properly winterize them. Drain the irrigation system of water and shut down the control box.

In case of emergency you may want to designate employees who know how to shut off water to facility systems. Swift action in the case of any bursts can head off further damage. Upon discovery of a frozen or burst pipe, someone should immediately turn off both water and power to the area. If the pipe is simply frozen but hasn't burst, make sure facility temperature is high enough, and add insulation to warm the frozen area.

EMPLOYEE SPOTLIGHT

Larry Boskey

RENOVATION SUPRINTENDENT

What do you enjoy most about your role?

What brings me the most satisfaction and excitement is mentorship. It's great to be in an environment where my gifts are recognized and encouraged to grow.

What has your time at PBI been like?

My overall experience at PBI has been both inspiring and challenging, which is something I find incredibly exciting.

What's a project pr accomplishment you're particularly proud of?

One of my biggest accomplishments was stepping into a project management role. The project that stands out the most to me is the Hartford County Public Schools project. We were tasked with getting students back in classrooms within less than 60 days—a challenge that seemed impossible but was ultimately made possible.



What advice would you give someone starting in a similar role or joining the PBI team?

My advice to anyone joining PBI is to come with a mindset that growth is essential, teamwork is crucial, and accountability is non-negotiable. All the tools for success are available here, but it's up to you to use them. PBI is a great company, and the only person who can hold you back is yourself.

Outside of work, what are some of your interests?

I'm a husband, father to three beautiful girls and two wonderful boys, and a proud grandfather to two amazing grandkids. In my free time, I enjoy fishing and taking family vacations. ■

If all else fails, you'll want to contact a trusted water damage mitigation expert like PBI.

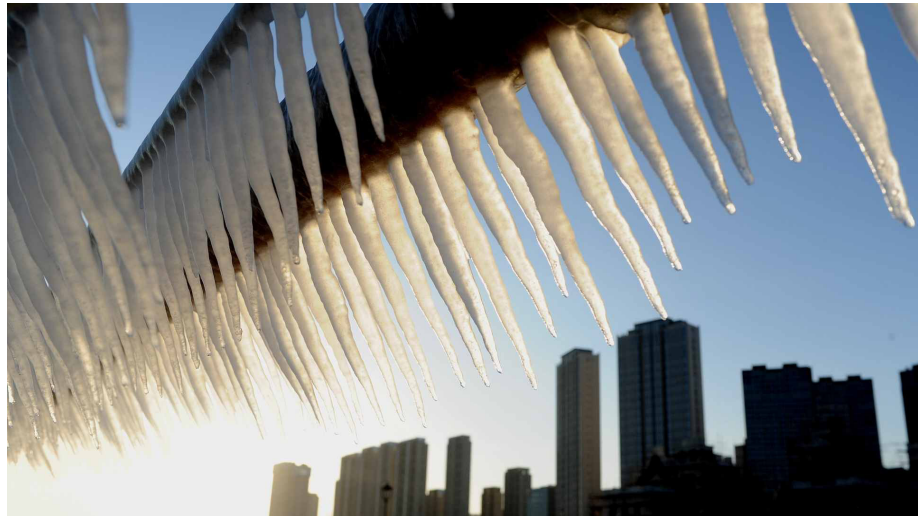
2. REMEDIATE YOUR ROOF

Winter snowstorms can turn poorly maintained roofs into major fiascos. It's best to inspect roofs for potential weak spots, vulnerabilities, or damage that needs to be addressed before it worsens with heavy snowfall or ice buildup. Make sure shingles are in good condition, repair any holes in skylights, and seal any cracks around vents or pipes. This helps protect against moisture seeping into the building. Winter storms can often loosen tiles or shingles and cause other damage to a roof.

The flat roofing on many commercial buildings can be especially susceptible to damage and collapse. Heavy snowfall can accumulate on a commercial building throughout the winter and put your roof at risk of leaking or even caving in. Having snow on your roof cleared if there is high accumulation can also help avoid damage.

Make sure gutters are clear of leaves and other debris that may have accumulated during the autumn.

Clogged gutters can lead to water accumulation, leaks and expensive water damage. Look for any loose or missing pieces of gutter, and any cracks or holes that need to be sealed. Gutter guards can help keep leaves and debris out of your gutters.



3. PARKING LOTS AND WALKWAYS

Insulation is key to energy efficiency, which is important for occupant comfort and cost effectiveness. Proper insulation helps to retain heat during the winter, reducing energy costs. By inspecting insulation, you can spot wear, damage, or gaps that could reduce efficiency. Plan to repair or reinforce any areas of insulation that are deteriorating.

4. MANAGE VEGETATION

It's a good idea to inspect all vegetation near buildings and prune any overgrown bushes or trees. Icy, snow-laden branches can damage windows, roofing and overall building structure. Heavy branches or even whole trees can fall and severely damage roofs. You can also prevent power outages by trimming branches that are too close to power lines. Fallen debris from trees and other vegetation can also make walkways hazardous.

CONTINUED >

5. HANDLE THE HVAC

HVAC systems are as important in winter as they are in summer. To ensure optimal performance in cold weather, schedule preventive maintenance and have your HVAC system checked out by a professional before the temperatures become frigid. Ducts should also be inspected for signs of wear and tear. Damaged sections should be repaired or replaced by a professional before temperatures drop.

6. WEATHERPROOF WALLS AND WINDOWS

Check exterior walls, windows, doors, or other openings on the exterior walls of your building envelope for any areas where water could enter through cracks or openings. Seal up any gaps with caulk or weather stripping; this will not only keep moisture out but also help your building retain heat when temperatures drop below freezing. Cold drafts increase energy bills as well as cause discomfort for tenants. Another way to winterize commercial properties is by sealing windows and adding weather stripping around doors.

IF ALL ELSE FAILS, WE'LL DIG YOU OUT!

Maryland's winter storms can be notoriously nasty, so in spite of your best efforts, you may end up needing skilled restoration services. If that happens, we're ready for whatever the season dishes up.

Unlike other contractors, we won't delay for days. We'll call you back IMMEDIATELY and arrive in two hours.



With 35 years of experience, we pride ourselves on speed, service and solutions. That's why our repeat customers have brought us tens of thousands of projects. Save our number so you're not scrambling to find it in an emergency. We hope you won't need it. But if you do, we won't let you down.

**Just call if you need us, or if you have a question: 1-888-PBI-1988
or email: service@pbi1988.com**

STAY SAFE AND WARM! ■

SPEED. SERVICE. SOLUTIONS. 24/7, 365.