

MAINTENANCE FOR FROZEN PIPES

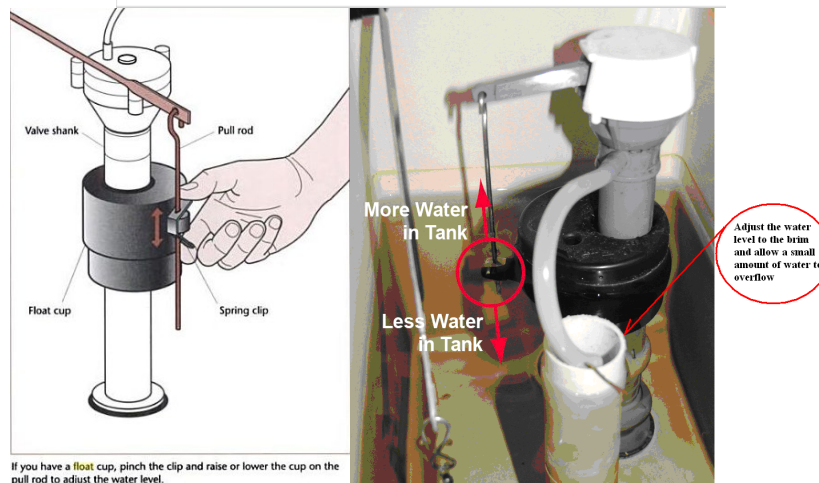
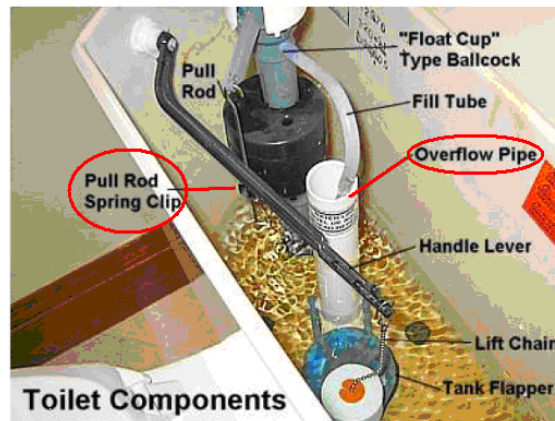
Frozen Pipes can be problematic during the winter months, especially during cold snaps when temperatures hover in the single digits and below zero. If your service line has a history of freezing, the following information is beneficial to prevent the line from freezing. It is best to prepare your water service for winter before your pipes freeze. The Utility Department maintains a list of addresses which have historically called in with frozen pipes.

Below are some suggestions to prevent water lines from freezing:

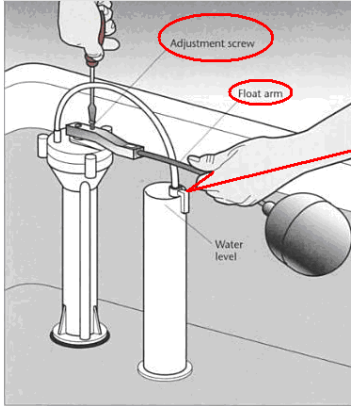
- Open cabinets that have water pipes that are exposed to exterior walls, this allows air circulation around your pipes.
- Close vents and doors which could expose water pipes to cold air.
- Run a faucet continuously at a pencil thin flow or drip around five to ten droplets per minute to maintain flow through the service line. Be sure to check the faucet regularly in case it is inadvertently closed.
- Another way to prevent frozen lines is to adjust a toilet fill valve to allow a minimal overflow in the toilet tank as illustrated below.

Float cup type valve assembly

As the water level rises in the tank, the float ball rises until the float arm is high enough to lower the valve plunger in the ball cock assembly and shut off the incoming water. If the water fails to shut off there is an overflow tube that carries excess water down into the bowl to prevent the tank from overflowing. An adjustment can be made to allow a small amount of water (drip) continuously out of the tank to the bowl and down the drain:



Ball Float assembly



Turn the adjustment screw on top of the ball cock to adjust the water level. You can also bend the float arm slightly to adjust the water level in the tank.

Adjust the water level to the brim and allow a small amount of water to overflow

