



Risk Solutions

Impairments to fire protection and detection

Technical Guidance

Fire protection systems, when properly managed and maintained, are critical to safeguarding facilities against catastrophic destruction. An impairment of any fire protection system can result in loss of life, property and the ability to serve customers. Impairment occurs when a system is taken out of service, either wholly or in part, regardless of whether it was planned or not. As such, it is essential to establish a program to minimize the duration and scope of impairments. The outline below provides a summary of key actions.

Before impairment

- Plan for an impairment by performing a detailed risk assessment and ensure local and nearby hazards can be protected, contained or eliminated
- Make sure you have the right materials and people on hand before the impairment begins to minimize the shut-down period
- Notify key people in Operations, Emergency Response Teams and the local Fire & Rescue Services (if appropriate) as well as your remote alarm monitoring station
- Notify QBE Global Risk Solutions 48 hours in advance
- For an emergency impairment, fully stabilize the situation and set up the precautions before notifying QBE.
- Hang the Out of Service Tags on equipment that is or will be impaired

Contact us for complementary warning stickers for your sprinkler risers and Out of Service Tags.

During impairment

- Keep a watchful eye for fire hazards arising in or close to the area where the fire control equipment is impaired
- Ensure employees and contractors know that the fire control is impaired and prevent them from performing unnecessary hazardous activities. Halt hazardous production processes and prohibit 'hot work' in the area
- Work on the job continuously until completed, if possible. If it must be left overnight, ensure Security patrol the area and other precautions are maintained

Restoration upon completion

- When the impaired fire control equipment is restored, inspect the area and witness a performance test or sprinkler alarm test to verify that it has been properly returned to service
- Re-lock valves open, reset control panels, inform your remote monitoring station
- Notify QBE that system(s) have been reinstated
- Remove the Out of Service Tags from functioning equipment



Questions on Loss Control or Safety

- Visit the site: [Risk Solutions Center](#)
- Call us: **888.560.2635**
- Email us: RSC@us.qbe.com



QBE

Managing an Impairment

When a fire protection or detection system is shutdown, the ability to withstand and contain a fire is severely diminished. This is when your facility is most vulnerable to damage and disruption.

Adequate control of fire detection and protection systems is critical. Whether an impairment is planned or occurs accidentally, precaution must be taken to provide temporary protection, reduce hazards and ensure prompt restoration.

Ensure that all parties involved in fire protection are aware of impairment procedures and their responsibilities in minimizing risks during an impairment. Proper training is critical to ensure effective planning and supervision during the impairment period and thorough restoration when completed.

Notifying QBE

Please notify us 48 hours in advance of any planned impairment that is expected to exceed 10 hours. Notify us as soon as possible after an emergency or unplanned impairment. Email us at RSC@us.qbe.com and provide the following information:

- Primary company contact information
- Which system(s) are affected
- Partial or complete impairment
- Estimated length of impairment
- Precautions established while system(s) are impaired

Events causing an emergency impairment should be stabilized first. In such cases it is essential that the correct procedures be implemented as soon as possible after the incident.

- Attempt to isolate the area to limit potential for additional damage
- Notify management and implement emergency action if warranted
- Tag out the system and contact QBE Global Risk Solutions as indicated above
- Start repairs as soon as the area is secured
- Notify QBE when reinstatement is achieved

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