

Preventing Interior Water Damage

Health Services Trends, Risks & Mitigation

CHUBB®



Hospitals and healthcare providers are in no way immune from potentially devastating water damage events. Frozen pipes, roof leaks, overflowing toilets, and leaking equipment can cause significant damage, with losses ranging into the millions of dollars. Water damage incidents can also result in significant business interruption, relocation costs, and can negatively impact your business reputation.

According to insurance industry statistics, the frequency and cost of water damage losses are continuing to increase and the healthcare industry is experiencing significant interior water damage claims.¹ High value medical equipment, sterile instrument storage, sensitive research materials, and the impact from ensuing mold further increase the exposure.

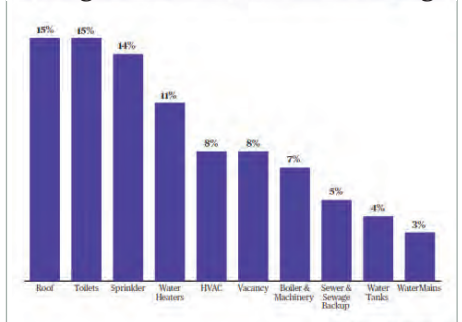
Every industry is vulnerable. On a dollars paid basis

Healthcare
57.2%



Source: Chubb loss data

Top 10 Sources of Interior Water Damage Loss in Commercial Buildings



Source: Actual Chubb claim statistics

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Healthcare Scenario – Could it happen to your business?

It sure can! A water pipe froze within a concealed space above a brand new maternity ward. To make matters worse, the pipe was located on the hospital's top floor. As a result, the pipe cracked and water cascaded several floors below, ruining this state-of-the-art maternity ward and forcing patients to other hospitals for several months.

Chubb is Here to Help – Preventing Issues in the First Place

Even buildings with good quality water, plumbing, and maintenance can experience leaks. That's why it's so critical to have a *water damage mitigation plan* to help prevent and mitigate potential damage that may occur. It is also important to consider the benefits of the latest IoT-enabled water detection technologies. Whether it is water damage planning or technology assistance, Chubb can help guide your business to stay dry.

Follow these specific tips to help prevent water damage:

- **Plumbing Inspection Programs:** Implement formal inspection programs on plumbing systems to identify visible corrosion, and consider replacing old piping systems. Inspect plumbing hoses on toilets, sinks, laundry machines, and kitchen appliances. Replace them every 5 years, and consider installing water detection systems in these areas.
- **Healthcare Related Prioritization:** Prioritize high valued areas such as operating rooms, sterile storage, refrigerated medicines, research materials, diagnostic/interventional radiology and oncology departments, and subgrade locations. Consider water detection for these areas, and removal of overhead piping or other water sources that could leak into these critical spaces.

- **Roof Maintenance:** Ensure the roof is regularly inspected, roof drains are clear, and repair roof damage.
- **Fire Sprinkler System Maintenance:** Keep fire sprinkler systems in good shape. Repair damaged or corroded sprinklers and pipe, ensure inspections meet NFPA 25 standards, and train your staff on valve locations and emergency response.
- **Water Detection Technology:** Consider IoT-enabled water detection technologies, along with preventive inspections and maintenance around boilers, water heaters, chillers and related HVAC equipment utilizing catch pans.
- **Vacant and Interstitial Spaces Need Attention:** Make sure heat is adequate, shut off water when and where not needed, and drain unnecessary systems. Maintain heat for water-based sprinkler systems. Consider IoT-enabled temperature detection monitoring opportunities.
- **Sewer & Waste Water Systems:** Prevent sewer and waste water system backups by ensuring they are not blocked or clogged.
- **Water Storage Tank Inspections:** They'll need internal and external inspections to help ensure they won't fail.

For more ideas about how to protect your business from water damage, contact your local Chubb Risk Engineer or visit us at www.chubb.com/engineering.

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1) Olsen, Erik. "Preventing Water Damage" Trends, Risks, and Mitigation for Water Leaks, Pipe Bursts and Plumbing Issues. Chubb Limited, January 2020.