



Loss Control



Thanks for joining! We will begin shortly.

# Facility Water Intrusion New Technology for Old Buildings

3/26/2026

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# Today's Focus

- Common failure points.
- Best practices for prevention.
- How technology can mitigate losses.
- Helpful resources.

# Defining Water Intrusion

Unintended entry of water into a building or structure.

# Examples of Common Sources

- Building Envelope Wear
- Plumbing Systems
- Mechanical Systems
- Fire Sprinkler Systems



# Factors Determining Severity

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## Age of building

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Building construction

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Interior finishing

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Time until detection

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# Controlling Exposures





## Proper Maintenance **AND** Early Detection

# Pre-Planning Steps

- Identify potential sources in the building.
- Determine prevention needs.
- Weather Event Monitoring
- Routine Maintenance & Inspections

# Colder Weather



## Prevention of Frozen Pipes

- Provide heat to areas in a facility where temps may fall below 40°F (4°C).
- Repair broken windows, ill-fitting doors and other items that allow heat loss.
- Install a dry-pipe sprinkler system in areas where a wet system has a history of freezing.



## Mitigating Severity – Property IoT Telematics

- **Continuous monitoring**
- **Temperature, Moisture, Waterflow**
- **24-hour Notification**

# Considerations for Detection

- Notification-Monitoring
- Response
- Telematics Device Types
  - Waterflow Sensors – Water lines that do not normally flow water
  - Temperature Sensors – High & Low
  - Water Sensors
  - Water Shut-Off Valves

# Sensors from Specialty Human Services



A Munich Re company



**Sensor solutions for non-profits and social services organizations**

- For questions about the Sensor Program:
  - [shstelematics@GAIG.COM](mailto:shstelematics@GAIG.COM)
  - [specialtyhumanservices@gaig.com](mailto:specialtyhumanservices@gaig.com)
  - Contact your Agent.



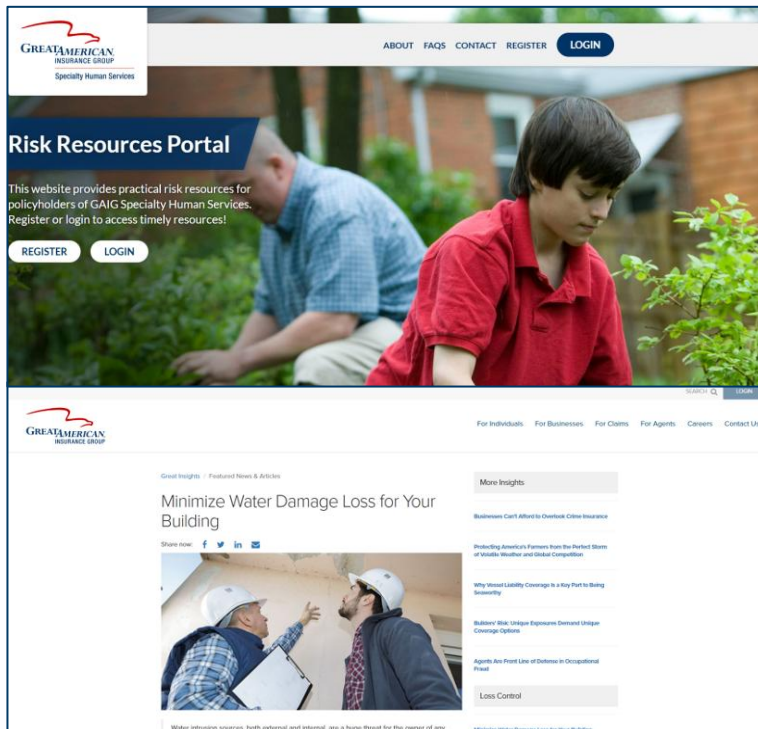
Classified as General

The HSB logo is in the top right corner. Below it, the text 'small. Mighty. POWERFUL.' is displayed in white on a blue background. To the right, a white sensor device is shown with a glass of water splashing on it. The device has the word 'Freshify' on it.

small.  
Mighty.  
**POWERFUL.**

# Resources from Specialty Human Services

## SHS Risk Resources Portal



- Technical Guidance
- Water Damage Checklist